

**Steeplechase Meeting
February 9, 2016**

Jeff Casazza	Steeplechase Board
Todd Reed	Steeplechase Board
Larry Mazzuckelli	Steeplechase Board
Mike Vogt	Steeplechase Board
Gail	DPSI
Jeff	DPSI

1. Jeff calls meeting to order
2. Larry M. has some changes to Executive Minutes, will be voted upon in Executive Session
3. ARB: no reports by Larry
4. Front Entrance: Herb not here, Jeff C. suggested to leave that section down that keeps on getting broken; it hasn't been fixed, we gave Charlie's price 2 days after accident; front entry isn't fixing it; need to contact Herb to see if he can still work on the front entrance committee; Larry M. said to ask the other members of the front entrance committee to see what is going on; Mike suggested writing a letter to the committee and to give recommendation of how this can be fixed sooner and copy other HOA's; Mike makes motion to write letter to committee and other HOA's asking them to submit a plan for the speedy repair of fence when these incidents occur; Jeff seconds, all in favor, none opposed;
5. Old Business:
 - i. Fine Structure: Board has been wrestling with how to word and structure it; Mike was working on the final draft; Mike will email the final draft to Todd Reed; this will be tabled until all board members are here
 - ii. Need to amend the Bylaws and/or Dec's to make it easier to adapt to changing some items in the Dec's. Mike will work on this; need 80% of the membership; Todd said every other time it's failed; Larry M. says that most things that we want to change can be done by changing the bylaws at the annual meeting.
 - iii. Social Committee and Finance Committee: Mike got declined for the finance committee, Jeff C. has some people for the social committee and welcoming committee
 - iv. Lights in pool, installed but not working; call the Electrician again
 - v. Walkways:
 1. There is still water that pools, will have to resolve in the Spring; also explore complete replacement over period of time; need to take care of this right away; will need to put more French drain in or see how else it needs to be fixed; on Grand National at the end where the fence was moved; Todd noticed on gazebo side walking towards the bridge; path where Wexford and Sheffield intersect was bad, but Jeff C. hasn't noticed a problem since it's been coated;
 2. HOA dues has held at \$40 per month for at least 10 years; Todd mentioned that if rising costs became an issue that the board could consider a periodic increase that is linked to the CPI. However, dues should be based upon the current operating budget and an updated reserve analysis. This would support a decrease, increase or leaving the current dues level the same.

- vi. Lake: need to look at doing the nature preserve, vegetation to better filter the silt; the question is how to get equipment back there;
- vii. Todd Meineke: the extension is on hold and might not happen, do they want to include the additional lots; previous board had said that the new development might need to build another pool; he also said that some of the lots might be a part of the original HOA; would need to look at original plans; hands are tied, don't want them building smaller houses, would have better control; cohesive subdivision; really no negative except pool a little more crowded; Mike moves that board approves inclusion of Meineke'e properties into HOA with all rights and obligations, Jeff seconds, (Todd wants to make sure to see what additional amenities might be needed; will need to plan for expansion); there is no reason to exclude the extra people to be in Steeplechase community; look into a capital contribution for new lots; say if it gets expanded to Chambers, maybe get a couple of lots to expand; respond, the board can't think of any reason to say no, but concerned about responsibilities such as strain on existing amenities; change motion needs time to analyze the pool and the amenities; perhaps meet with him to discuss; board is favorable but have a few questions about amenities. There was no vote until Todd Meineke or his representative comes in to explain about the possible stress on amenities.
- viii. Gazebo: Larry said to have contractor meet with him and he'll show him what to do; have \$22000 in reserve to fix or replace gazebo; the bridge has \$12000 in reserve, for 2017, but can use now
 - ix. ARB hasn't discussed standards yet on shed
 - x. Goose defense system: nothing discussed
 - xi. Mailboxes: have Charlie do a survey;
- b. Camera's in progress on getting prices on remote areas in street
- c. Jeff C. motions to move into executive, Mike seconds, all in favor, none opposed

Respectfully submitted,

Gail
Diversified Property Services