**Steeplechase Subdivision HOA Meeting**

**October 10, 2017**

**DRAFT**

April Unkraut Steeplechase HOA Board

Skip Groh Steeplechase HOA Board

Jim Harmeling Steeplechase HOA Board

Mark Tranbarger Steeplechase HOA Board

Sonya Havel Steeplechase HOA Board

Karen Smith Clubhouse Coordinator

Herb Kindel Past ARB & Front Entrance

Jeff Diversified Property Services

Gail Diversified Property Services

1. April called meeting to order
2. August 2017 meeting minutes approval; Skip makes motion to approve, Jim seconds, all in favor, none opposed; will send September annual meeting minutes to board to review, but approval happens at Annual Meeting 2018
3. Jim is going to replace front entrance committee representative; Herb gave three items that need to be done:
   1. front fence needs to be pressure washed and cleaned, had 3 quotes he had given them;
   2. Boone County Public Works and needs to fix bent signs
   3. BC was supposed to have Grand National resurfaced, see if it can be brought back on the table; Front Entry should have that info, Herb will look for contact info
4. Signs in Steeplechase, DPSI to call Vinnie to fix; Sheffield and Foxhunt, Turfrider/Grand National; Skip will check first to see which needs to be done
5. Operation Budget for the Front Entrance Committee was passed out;
6. End of Grand National is being surveyed; purported a new school is going to go there but hasn’t been confirmed; 10 acre lot by Chambers; Kevin and April has been talking to County Superintendent who purchase property; zoning commission hasn’t been presented with anything yet; problem with tunnel under 75 on Chambers so buses can’t go out that way at this time; County has been tight lipped and not talking a lot
7. 2 dead trees were taken down behind Jim; need to look about putting trees back in. Ethan has a company he knows to do analysis for $150 of what trees to plant, etc. See about price from Charlie Brown for replacing 2 spruce trees;
8. Welcome and Social Committee
   1. Working on Halloween Party and Season; expecting a large turn out; it’s going to be moved to Clubhouse; hay bales in the parking lot, Movie, boo basket, popcorn, etc.
   2. Budget: Welcome Committee gift baskets with bylaws and pens, keyrings, t-shirts, etc. $980 start-up and $450 yearly
   3. Social Committee: Draft budget to be finalized and approved; Movie nights, Pool Party, Halloween, Christmas, Decorating parties, block parties, meet your neighbor night, yard sale signs: $4665
   4. Capital purchase of Movie Screen, Christmas Lights (bouncy house removed from proposal)
   5. Christmas Lights at Entrance: owned by 4 entities; kept simple and classy a few years ago vs. trying to keep up with Triple Crowns massive display; last year, Board voted for extra $1000 to go towards front entrance lights; need to clarify what it’s going towards; the front entrance person said that the amount needs to be low because one of the entity’s don’t have a lot of money; there is a meeting this Wednesday, if it’s mentioned at meeting that they know what they plan to use it for specifically the $1000 is available; it if’s not mentioned, then don’t give it if just for sake of giving it; it will have to be planned for and if it’s worth it and receipts are shown, then they board will give the $1000; there is limited electric power on the one side; doesn’t make sense to add electric because front is going to be ripped out when they re-do Richwood Rd.; see if Décor Group can give quote for front entrance
   6. April asked Ethan to put together an ARB budget
   7. Tanning Bed: there aren’t a lot of demand for a new tanning bed (1 so far); thinking of keeping just one and using the other room for much needed storage; will save $2500 of approved money for tanning bed;
   8. Todd Reed and Darlene and others are working on a Capital Reserve budget revision; have binder with everything in neighborhood that HOA pays for, with lifespan, cost, etc.
   9. GF call Todd Reed to come to meeting to discuss Capital Reserve
   10. Motion to approve $4665 and $980 for Welcoming and $500 for movie screen, up to $2500 for Christmas lights; Mark makes motion to approve Social and Welcoming budgets, skip seconds, all in favor, none oppose
9. ARB: because of issues from last board, board will be the ARB committee and Skip will be the chairman; everything will be sent to Board and if 3 approve, it will be approved;; April will work with Skip to come up with a process that other boards can follow; Skip will call Lake Drs to check on repair of bubblers
10. House on Wexford had submitted approval request for swimming pool where oxbow is; it was approved that the drain pipe come out to collection drain; the drain now shoots over the walking path; will have to send a letter saying that it needs to be moved; Need to get approval letter from Tom Poe; this happened when Larry was on vacation; don’t know where the approvals are; maybe county can look at it if Tom doesn’t have something
11. Tell Perfection that they have to cut the grass where the HOA property is because it’s growing in; on big lake, it’s overgrown, needs to be cut to the bank where the riprap is; ask Charlie to trim tree on right hand side of Grand National by Winchester—the limbs are coming out over the road;
12. Old Business: Kevin is going to do a survey Monkey on what amenities people want to see if people want second tanning bed, but since only got 1 complaint, decided don’t need to do
13. Ethan’s balanced budget: switched monies between accounts so that the budget more balances it.
14. Meeting is adjourned; going into executive session

Respectfully submitted,

Gail

Diversified Property Services