

STEEPLECHASE HOMEOWNERS ASSOCIATION



January 17, 2023 Annual Meeting Minutes

Present

President - Josh Johnson
Vice President - Keyona White
Treasurer - Stephen Johnston
Member At Large - Meredith Knight
Secretary - Amanda Pierce
Committee Members - Elaine Katsaros, Lauren Scott
Property Manager – Tim Cook

Call to order: The meeting was called to order at 6:31 pm by Josh Johnson, President. Moved to adjourn at 6:32 pm

Establish a Quorum: There were 43 homeowners present, along with 18 Proxy votes. It was established that a quorum was not present. Josh Johnson then adjourned the meeting at 6:32. Bill Kling spoke during the break.

Keyona moved to accept quorum, Meredith seconded. Called back to order at 6:40 PM

Last Year Meeting

Prior year minutes were called out by Amanda, a copy was made available to presidents as they arrived.

Bryan Spears moved to accept, Mark Hallmark seconded

Treasurers report:

The budget is available on steeplechasehomes.com. A summary of the 2022 budget along with the proposed 2023 budget was given to homeowners as they arrived, and there was time prior to start of meeting to review tStephen explained the budget items to the residents. Bryan Spears asked if the pool line was pool operating expenses, Stephen answered this included pool maintenance and \$1000 for the pool electronic keypad.

Bryan asked about ending target balance, Stephen confirmed. Bryan followed up asking about common area expense, Stephen said he will answer in coming section.

Janice Myles asked who takes care of the pool, Stephen answered this.

Bill asked if the pool furniture would be outlined, Stephen said he will answer it. He then asked about speeding in the neighborhood which we will cover in upcoming new business.

Bryan moved to accept excluding future costs for pending tennis court, Meredith seconded.

Board Elections

Sandra Lyons was the only submitted nomination. Bryan moved to accept nominations closed, Meredith seconded.

Bryan moved to accept oral vote over ballots, Meredith seconded

Year in Review:

Josh explained board accomplishments. Lots of people moving in and updating/renovating homes. We have been concentrating on security and areas in neighborhood that needed improvement. The video coverage of the entrances were explained. Tim has done a great job of helping take care of the neighborhood.

Tennis Court Updates:

Stephen apologized for the project running late. The project drawing was walked through explaining the layout, entrance options, and walked through the timeline.

Bryan spears said Madison City is redoing playground equipment, may be able to get some from them. Also asked if plans are available for residents to view, Stephen responded that these will be available on the website once finalized. The structure materials and design were also discussed. Jeff Choate asked if rules for usage were going to be posted, Stephen responded that they will be and said it will be accessible.

Bill asked if there should be a camera out there, Stephen said there's also one that faces out there.

Don Tingle said the charcoal grills could be dangerous, Stephen said the board is going to keep watch on that.

James asked about an annual picnic, Stephen said that is a good idea. He also asked about physical pool key and was informed that is all now a code. Steeplechase Townhomes website was mentioned for finding information.

Janice said that we should also have a neighborhood picnic, volunteered to help.

Playground grass will be included in maintenance? We will have some sort of landscaping, but not sure what yet.

Bryan moved to fully accept budget as proposed, Meredith seconded.

Committee reports

Lots of requests were fielded by Elaine, Josh said the form is available on the website and should be sent to the Steeplechase email or to Elaine directly.

Bryan asked if there were any architectural denials, Elaine said none.

Janice said that some balconies are about to fall, Elaine acknowledged.

Stephen explains that the acc Elaine approves architectural upgrades and paint colors, the Community Committee with Meredith suggests improvements/renovations twice a year.

A resident inquired about what types of updates were being done, Elaine said siding, roofs, patios. It's been a good year.

Old business

Janice said some neighbors have asked about traffic, Josh said he spoke to the city and they will investigate possible speed humps on our streets. The subject is being investigated and researched.

John said the city did some measurement on the streets in years past, jokingly proposed a committee.

Carol wanted clarification on approval from neighborhood on speed humps, Josh was not sure about it. Stephen said the HOA doesn't own steeplechase dr. Sandra said we needed 75% neighborhood approval for this to happen.

Rebecca Lindsey said there are areas that haven't been painted on the inside road. Stephen recommended that homeowners should go to Huntsville connect. Elaine and Tim shared experiences with Huntsville connect.

New business:

Jim Hall would like to see fence between us and the hotel extended all the way down. Josh gave some detail about the new hotel that is going to be built, and a while new fence is going to be built we don't have control over it.

A resident asked about a point of contact, Stephen said there is not but the plans looked good and very little will interrupt the neighborhood. This resident said Sandra had gotten some more info Bryan asked if the proposed fence was privacy, Stephen said it was an 8 ft wooden. He asked if we could come up with a required fence and just ask them to build it, Stephen said we don't have that control.

Carol Wright asked when the start of the construction will be, Stephen said he didn't know.

Bill said they didn't show the ditch, Stephen said we should have.

Jim said we should extend and our cameras should pick that up.

Kyle Scarborough asked about a proposed sound barrier on the Rideout Road side, Stephen directed to Huntsville connect. Rebecca commented on broken garbage cans and how we can get new ones. Several board members commented that is on Facebook.

Bill said we should have a meeting with residents over new projects and get resident approval.

Josh motioned to adjourn at 732, Meredith seconded.

Respectfully submitted by Amanda Pierce, Steeplechase Board Secretary