

## STEEPLECHASE HOMEOWNERS ASSOCIATION



### January 21, 2020 Annual Meeting Minutes

#### **Present**

President - Vacant

Vice President - Vacant

Treasurer - Stephen Johnston (Absent)

Secretary - Vacant

Member-at-Large - Carol Wright

Board Members: Josh Johnson; Amanda Pierce; Keyona White

Property Manager – Tim Cook (Absent)

**Call to order:** The meeting was called to order by Carol Wright, Member-at-Large, at 6:30 pm.

**Establish a Quorum:** There were 29 homeowners present, along with 17 Proxy votes. It was established that a quorum was not present. Carol Wright then announced that there would be a two minute pause before the meeting was called to order a second time with those present being the quorum.

**Call to Order:** Meeting was recalled at 6:45pm.

**Introductions:** All Board members were present, with the exception of Stephen Johnston, Treasurer, who was called away on a business trip. Members were introduced, as well as leads for the Architectural Control Committee, Community Communications Coordinator, and Community Enrichment Committee. Tim Cook, Property Manager, was absent due to a work conflict.

**2018 Annual Meeting Minutes:** The 2018 Annual Meeting Minutes were given to homeowners as they arrived, and there was time prior to start of meeting to review them. Motion to accept minutes made by Elaine Katsaros (Unit 6845), seconded by Dennis Keim (Unit 6752). None opposed.

**Treasurer's Report:** A summary of the 2012 – 2019 budgets along with the proposed 2020 budget was given to homeowners as they arrived, and there was time prior to start of meeting to review them. In addition, included in the budget handout was a list of projects for 2019 that exceeded \$5,000. This list is included as a result of a motion made and approved at the 2018 annual meeting.

Josh Johnson, Board member, presented the report in the absence of the treasurer.

Questions/Discussions:

- Janice Taormina (Unit 6754) asked if after the proposed 2020 budget expenditures for the clubhouse, would the clubhouse be up to code. Carol Wright explained that there were some items from 2011 that had not been fixed that year. During the clubhouse interior renovation, the city inspector brought these items up, and we are currently working to get these items fixed, as well as getting the bathrooms renovated. Then, hopefully, we will have completed all of the necessary repair items.
- Stan Miller (Unit 6865) asked about the excess growth removal. Josh Johnson described the areas to be cleared. Carol Wright brought up the debris issue, and also the conversation with the city, wherein we learned that the south and west service road is not a city street, but rather a city access road, and therefore the responsibility of Steeplechase, not the city. Once the debris is cleared, the common ground contractor will maintain the area.
- Stan Miller (Unit 6865) asked about the Legal/Professional Fees line in the 2019 Actual Expenses. Expense is related to the collection of fees for a resident who had not paid association fees. Mr. Miller was told that our treasurer could contact him with full details. Mr. Miller declined this offer, stating he would contact our treasurer himself.
- Martha Goss (Unit 6840) stated there is a gutter behind her unit that is stopped up with leaves and when it rains causes water to flow into the street in front of her mailbox. She thought this was caused by the common ground contractor blowing leaves from the street, rather than picking them up. Carol stated the board was unaware of this, and would ask the common ground contractor to check. Carol also mentioned that

- we are waiting on a call back from city of Huntsville to discuss draining issues along the south and west service road.
- Larry Taormina (Unit 6754) asked if the fence and gazebos at the pool would be repaired or replaced. Carol stated the board is trying to find a contractor to repair them, prior to the pool being opened. We do not have quotes just yet, so the proposed budget may vary.
  - Lloyd Saint-Humphrey (Unit 6938) asked if the parking areas at rear of units are part of common area, i.e., who is responsible for railings from back of unit to parking areas? Carol responded that any railings that would be put up are the responsibility of the resident. John Aiken (Unit 6917) stated that all steps attached to a property are owned by the resident.
  - Paul Julino (Unit 6757) asked for a detailed account for all purchases over \$5,000. It was explained that this information was already provided with the financial report he received at check-in. Mr. Julino stated he wanted a more detailed list of the charges. Carol stated that when Stephen Johnston, treasurer, returned, he could contact him with details. Mr. Julino declined. Carol commented on the success of the renovations on the interior of the clubhouse, and encouraged everyone to take a look. Mr. Julino asked if he could bring his cat. Pets not allowed in the clubhouse.
  - John Aiken (Unit 6917) made a motion to accept the proposed budget. Lauren Scott (Unit (6918) seconded. None opposed.

**Election:** Carol stated that there were two positions available on the board, and that Josh Johnson and Keyona White agreed to run. There were no nominations from the floor. Motion to accept the two candidates was made by Sandra Lyons (Unit 6900), and seconded by Elaine Katsaros (Unit 6845). None opposed.

**Additional Information:**

- Tim Cook is our new property manager as of October 1.
- Keyona White provided the following: Renovations on the clubhouse main room look really great. It looks like a completely different space. Ceilings were repaired, new furniture purchased, and new gutters put on.

- Funds were not available to purchase a microwave and refrigerator. Carol thanked those who donated money to purchase these items.
- Funds also were unavailable to renovate the bathrooms. Volunteers painted walls and vanities, added new shower curtains and pictures, which provided much needed improvements. Many thanks to those volunteers.
  - Anyone who wants to volunteer to help our community, please contact Keyona, or put a suggestion in the suggestion box at the clubhouse.
  - Sandra Lyons (Unit 6900) stated the clubhouse main room could use additional chairs. Anyone who would like to donate funds to purchase more chairs, please see her or a board member.
  - Clubhouse usage: A homeowner pays a \$100 deposit, which is refunded if property is in same condition when finished. A renter pays \$500 in cash, which is refunded if property is in same condition when finished. Tim Cook, Property Manager, manages clubhouse usage.

### **Committee Reports:**

- Architectural Control Committee: Elaine Katsaros reported that it had been a successful year, but there are about 15% of issues that still need to be resolved (most are renters). If property owners want to paint colors that are different from what they currently have, they need ACC approval. Elaine also reported that home appraisals have gone up. Keyona will be taking pictures of the great-looking homes and will be sharing on Facebook. There was a question on criteria for placing on Facebook. Keyona responded that pictures would not be taken of rough looking home – will not be publicly shamed on Facebook.
- Community Enrichment Committee: Elaine reported that almost all homes that had maintenance/lawn issues had been resolved.
- Community Communications Coordinator: Keyona White reported that we have a Facebook community, Steeplechase Townhome Community Huntsville Alabama. For those who use social media, please join and follow for community information and updates. When it gets warmer, another poll will be taken for trying to schedule community events.

Please do not post items for sale on the Facebook page. We also have a website, and are on the NextDoor app.

**Other:** Huntsville Connect is a way to report to the city of Huntsville issues or concerns you may have with things like potholes, noise disturbances, lights out, etc.

**Old Business:**

- Desiree Roby (Unit 6850) reported the need to add a light in the back corner where the south and west service road meets. It is extremely dark. Carol will get estimates on how much it will cost to install and maintain a light at that corner, as well as another spot further up on the west road.
- Janice Taormina (Unit 6954) stated there is an unlit spot when you first turn off of Old Madison Pike, prior to entering the Steeplechase neighborhood. This particular spot is owned by the city. Carol recommended she contact Huntsville Connect. Janice also mentioned that in the summer, people do not pick up after their dogs in the area next to Steeplechase property, which leaves an odor. Carol suggested she report this to Huntsville Connect.
- Larry Taormina (Unit 6954) asked about the vacant property next to the Candlewood Hotel at the back of Steeplechase property. No one had information of this property.
- Robin Mattox (Unit 6726) asked about the property at 6658 that appears to have been vacant for a long time. No one knew details. Board will check on it.

Meeting adjourned at 7:40pm

Respectfully submitted by Amanda Pierce, Steeplechase Board Member