

BOD Meeting held April 16, 2024. Digital recording taken By Larry Taormina, Secretary of the Board. Converted to text by voice recognition software. Edited to remove insignificant conversation and mistaken translation. Complete and unedited version stored on the digital recording.

BOD attendees: Lindsey Knupp, President
Sandra Lyons, Vice-President
Larry Taormina, Secretary
Richard Gerthoffer, Treasurer
Don Tingle, Member at Large
BOD Associates: Claudia Jones, Property Manager
Elaine Katsaros, Architectural Committee

HOA Attendees: Stephen & Laura Johnston, Carole Wright, Rhonda Moyers, Elias Katsaros,
Wendy Thomas, Bernice Bowling

There's meeting minutes from the last meeting that we can look at and approve. There was an addition about the pavilion delaying the dog park that didn't make the PDF. Anyone have a motion to approve last minutes? I'd like the motion to approve the minutes as read. All in favor, aye, opposed. We can go into the agenda and then to our reports. So first we can welcome Larry as our Secretary who was voted on after the last meeting. He'll be keeping up with records and information and Board minutes throughout each of the meetings. He's got the computer that we talked about, so he can now use this and have everything on a central device that hopefully can be passed on if need be. Whatever that changes, that rule changes. So welcome.

The Clubhouse Pavilion update. I spoke with Bobby Guffy. They are finishing up a project in Marshall County and they're almost done. He sent me pictures if anyone wants to see the pictures, but he's very confident that we are the next project on their list. As soon as that is done, it is almost done. They should be here by the end of the month. It should only take five days once they get here. I'm going to certainly ask Stephen and Kevin Stakley. I know that he's got some wiring and conduit and things for the cameras to help with. And I know you've been very involved, Stephen, so make sure everyone's on the same page and we were getting what exactly was mapped out and what we paid for.

The general manager, Bobby is very familiar with the project. He knows where we are on it. He knows the board and the residents are getting a little impatient about it. Hopefully that happens before the pool opens. I will work with him.

Unless you know, Stephen, is a fence around the pool is still part of it?

I heard him saying he has some of that. Not the whole fence. We didn't put it all the way up because of the construction. And there's the safety perspective. It needs to be up and fully protected. That's why before we had a temporary one that's already paid for.

But that part was supposed to be done by Donnie. Correct? I believe that we've already paid for the fence but not the gate.

Don: I got a cost quote from QCL, the folks who do our landscape maintenance work. It was well within our budget of \$5000 for this year for doing phase one. His quote for doing the riffraff along the street and then topsoil behind it came in but that leaves us still having to do either mulch or ground cover. I asked Buck Bishop to come by and look at it and make sure he's happy because he used a subcontractor to do it. So I believe that is finished. I also asked him to

give us a cost quote for him providing mulch in that area. Janice (6754) suggested using the Botanical Garden to provide free mulch.

Elaine was talking about maybe just having mulch would be good for the time being. Sandra Lyons suggested pricing Oak Hydrangea and planting them in the fall. Once plants have been added, the irrigation issue must be addressed.

The rifferaff has stopped the runoff from the road into that area, which was always really eating away the ground. Now the rain in that area is flowing over each of the little rock bands and creating a little channel in the middle of it.

The next phase will be to continue both on the North End back up to where the curb currently ends and then south going towards Jerry's place on the corner. We'll have to consider options, but that will be probably in the spring before we start getting bookings for that, unless there is money leftover at the end of the year that we can tap.

So the next thing on my list is the property inspections. I posted today an announcement to the community on Facebook. I have a copy of it to add into the minutes. I've got Amanda to help with the inspection. We'll be sending out the formal letters out after the 1st of May. I think those will require the HOA President's signature. For those units that are non-compliant, I'm going to put a notice on their doors or hooking them onto the mailboxes.

The next thing on my list is I had provided a draft estimate for refurbishing the tennis court to accommodate pickleball. The overall estimate is \$5500. This a multi-step process using a mix of bleach and water and pressure washing then applying special paint. The paint is basically just standard acrylic paint, but it has a fine sand added into it to provide texture and that's pretty expensive. It's about \$50 a gallon. It's going to take close to 50 gallons to cover that. So that's the big ticket item. We'll get multiple shades of the color, so we can define the area for the pickleball court.

One of the things that's concerned me is about having a more step by step process for people who want to get things done and submit them to the board for consideration. So I came up with a draft form for doing that and I've asked the board members to look at it and provide some comments. This is not meant to change anything about our bylaws or structure. It's just meant as a process by which if someone says to put more speed limit signs in the neighborhood and especially in the alleys, where people come racing through. And I think if the people who want to suggest such an idea find out who at the city is responsible, where to get them, how much it cost, and give the BOD that as an estimate. Tell us who else in the neighborhood thinks it's a good idea so we, the board, look at it and say people support the idea, the cost is reasonable, it's within this year's budgetary buffer if there is one and, if not, we can plan it for next year's budget. So it will be on the agenda, recorded, and now the entire process goes all the way up through a final vote, either in favor or to deny. It would be recorded and available for any homeowner to get on our website to look and see there's a record of what was brought up for a vote this year that the membership had proposed. I think if we have a formal process that will help us all do better. So I submitted this form for review and I don't know if and when it will be voted on as an idea or not. It definitely gives credibility that people have done some research, done some work, put some thought into it, and it legitimizes the Board to spend the money on certain projects.

It could also be for anybody wanting to do a social thing and wants the board to help chip in for either setting up here or providing refreshments or something, basically anything for the neighborhood. We could upload a form to the website so, that anyone who has an issue, they can print it off, fill it out and put it in the mailbox. I'm volunteering, Larry, as our secretary, to

manage the upload to the website and making sure that the most recent versions are kept up to date. That way you can all be done electronically and no postage stamps required.

Richard: There is \$127,800 in the bank. We still have nine people who have not paid (6717, 6931, 6948, 6950....). Taxes are to be mailed out.

[brief discussion about fencing, parking, and drainage issues concerning the new hotel]

Discussion about what software is needed for the laptop; whether installed on the new laptop or using the Microsoft 365 that is in place. We plan to buy a license for Microsoft 365 which includes Word, Excel, and PowerPoint.

The Steeplechase website needs periodic updating and phone service too. Stephen volunteered his assistance if Larry could work around his schedule. QuickBooks was transferred from a DVD disk to a thumb drive and installed on the new laptop. Due to some unknown reason, the software did not execute. I am still planning to assess QuickBooks but need some help from Stephen.

Update on the legal action against 6717: I've seen him fixing the front. I think he's got some quotes on fixing the deck in the back, so I don't know where we are. It's in the hands of the lawyer. All we can really do is put a lien on his property.

The mortgage holder and the lawyer have talked and the last report was the mortgage holder changed his mind. And then the lawyer talked to him again, and he decided that he would go ahead with the plan for us to file for foreclosure. They have to post this. I'm sure they have to notify him and they have to give him three months.

[discussion about fixing the house is separate from what is owned to Steeplechase for non-payments and penalties that are about \$10,000]

Claudia: Pool is opening in less than a month. [discussion about timeliness of having a fence prior to opening. Question on whether there needs to be lighting through the night.]

We are serving refreshments. We have lemonade, water, cookies, cupcakes, and fruit. I have done everything. I am going to post it on Facebook.

Elaine: It was quiet again. I'm putting a post on Facebook to remind people about getting approval if they are going to have any kind of changes. You may have noticed 6734 was approved last year. They just got the house painted and fixing it up so I was saying it's already been approved.

Anyone else have any questions or discussions or anything or bring up? OK, we're adjourned. Next meeting is here May 14th.