

STEEPLECHASE HOMEOWNERS ASSOCIATION



August 14, 2023 Meeting Minutes

Present

President - Sandra Lyons
Treasurer - Stephen Johnston
Secretary - Amanda Pierce
property Manager - Claudia
Committee members - Elaine Katsaros
Residents - Elias Katsaros, Don Tingle

Called to order by Sandra at 5:32 PM
Minutes from July accepted

Financial Report

Treasurers report distributed to board members. Ending balance: \$123,342.20
Stephen has reached out to owners with outstanding fines.
Amanda moved to accept, Sandra seconded

Community improvements

Architectural committee: 2 fence repair requests, painted home and upgraded vinyl siding, one roof repair.
All approved.

Maintenance Report

A lot happened with the storms, working on signage and updates. The replacement security system is up.
We need to decide when to close the pool. TBA.
Claudia would like the board to buy a leaf blower to keep the parking lot clear.
Approval to throw away broken pool furniture.
Pool handles in the deep end are rusty.
Pressure washing of the pool deck - will get a quote
Want to plan more community events in the future.
One sprinkler is not functioning. Not sure which one, Claudia will investigate. Correction, Stephen will call the company who services it for more info.

Old Business

New board member candidate:
Don Tingle - longtime resident, would like to be part of the board. One board member was not present so we will revisit next meeting.
Out of 60 fee letters that were handed out, only 13 remain without contact or repair.
Pool maintenance is twice a week.
Follow up on foliage removal - the HOA doesn't own the outside rim of the property. It is owned by the city. This portion of the property is being maintained by the landscaping company, they have sprayed weed killer and will spray again.

Drainage issue:

Huntsville connect work was done by the city trying to minimize erosion by removing large trees. The city will not do any more. However the city needs to take care of this issue as it is their property. Claudia will reach out in an attempt to get a meeting with the city landscaping committee.

New business

Equipment for pool maintenance:

Claudia will continue to be reimbursed for property expenses after approval. No need for a petty cash account. She has approval to purchase a leaf blower. Sandra proposed a motion for \$500 to purchase the blower. Amanda seconded.

Storm damage - pool fence replacement (gazebo to gazebo) estimate of \$5300. Motion to approve by Sandra, Amanda seconded. Stephen will inquire with insurance company to find if it's worth filing.

Removal of tree left behind 6707 - he should reach out to trash collection to get the rest removed.

Stephen will set up OneDrive for storage of documents. Emails should be moved into named folder once dealt with

Amanda motioned to adjourn, Stephen seconded. Meeting adjourned

Respectfully submitted by Amanda Pierce, Secretary, Steeplechase HOA