

STEEPLECHASE HOMEOWNERS ASSOCIATION



December 12, 2023 Meeting Minutes

Present

President - Sandra Lyons

Vice President - Don Tingle

Treasurer - Stephen Johnston

Secretary - Amanda Pierce

Property Manager - Claudia Jones

Committee member - Elaine Katsaros

Residents - Elias Katsaros 6845 Bernice Bowling 6863, Carol Wright 6862, Sandy Wells 6852, Richard Gerthoffer 6614, Wendy Thomas 6902

Called to order by Sandra at 5:34 PM

Welcome to all of our guests!

Sign in sheet is available.

Richard (6614) is present because he is potentially interested in being a board member.

Don moved to accept minutes as written, Stephen seconded. All in favor.

Financial Report

One payment to GW construction as discussed last month. Payment to Kevin to install another camera over recreation area.

Sandra asked that we receive the expenses one week before meeting, Stephen said that is not possible because it takes too long to reconcile.

The treasurers report is just a list of expenditures, separate from the future approved values of expenditures.

Carol questioned the prices of the amount being spent on the clubhouse area improvement project.

Stephen explained how the labor and materials costs are billed.

Elaine said that this needs to be explained to all of the residents.

Ending balance is \$63,544.73

Amanda motioned to accept, Don seconded

Community Improvement

One roof request, approved.

Maintenance Report

Claudia wants to set up for maintenance work at the pool for next year. It needs to be completed in probably April, including ladders and handrails. The total will be \$2170. clubhouse fascia needs to be repaired and cleaned, total comes to \$4165. Includes pressure washing.

Old Business

Ground maintenance contract for 2024

Carol has gotten some estimates for the drainage project. Big companies aren't interested in small projects. The southwestern part of the alley, then east from there are the problem areas. They suggested we cover the area with stones, dig out some of the ground and level it, approx \$51,000. APW suggested we put in a curb to control the water and a sluice up to the fence, approx \$42,000. There continue to be disagreements about the what portions are the responsibility of the HOA. The third company Drain-it has not yet given a cost quote. They want to dig a ditch and put in a French drain, mailboxes may be an obstacle. We should consider the pros and cons of each solution. Carol will continue to look for other options.

Claudia has been working with the landscaping company, that's going to get us an estimate for cleaning up the back area of the property. The irrigation issue has been fixed.

Erin Green has expressed a want to run for a board position. Sandra nominated Richard G to run for the board.

The mailings for the annual meeting have been approved, Stephen will print and the board will help compile and mail.

The sanctuary has been reserved Tuesday January 16 from 5:30 pm to 8pm

New Business

Discussion for further action against owners of 6717. Sandra proposed working with the lawyer, a formal process needs to be completed.

Stephen seconded the motion. All in favor, unanimous.

Don and Amanda will be on the nomination committee with Sandra for 2024.

We will address the possibility of raising dues at the annual meeting.

Don has volunteered to compile a newsletter.

Proposal for clubhouse monthly cleaning - Don has an estimate of \$1200/year for professional cleaning.

Proposes we put out a notice for a volunteer to clean with a discount on yearly dues. Sandra said that we need to keep hiring a professional cleaner for this job.

Claudia thinks is reasonable that we assess a fee with rental of clubhouse for cleaning.

We will continue with the current landscaping company.

Amanda motioned to adjourn at 7:16 , Stephen seconded. Meeting adjourned

Respectfully submitted by Amanda Pierce, Secretary, Steeplechase HOA