

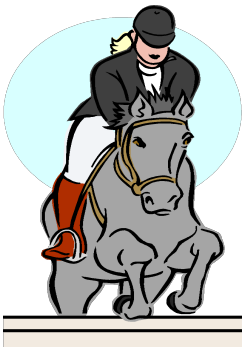
Steeplechase Home Owners Association

HOA Board Meeting May 16, 2024

Steeplechase HOA Board Meeting - May 16, 2024

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Presidents Report Steeplechase Home Owners Association



Contact Information

WEBSITE: steeplechasehomes.com

PHONE: 256-964-3232

EMAIL: SteeplechaseP@Outlook.com

FACEBOOK: Steeplechase Townhome Community, Huntsville, AL

<https://m.facebook.com/groups/943076182557368>

Monthly Meeting

Location: Steeplechase Clubhouse

Date: May 16, 2024, Tuesday

Time: 5:30 PM

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Presidents Report
Agenda

Call to Order

Welcome Board Members & Homeowners	Lindsey
Approval of Minutes of Previous Meetings	Lindsey

Business by Office

President	Lindsey
Vice President	Sandra
Treasurer	Richard
Secretary	Larry
Member at Large	Don
Property Manager	Claudia
Architecture Control Committee	Elaine
Questions/Discussion from the Floor	ALL

Adjournment

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Presidents Report
Approval Of Minutes

- **Minutes Provided by Secretary**
 - Amended March 5
 - April 16
- **Call for Comments/Corrections/Additions**
 - Secretary to Gather Inputs and Provide Update
- **Board Votes to Approve**
 - Approved Minutes to be Posted
 - On Steeplechase Web Site
 - In PDF Format

Secretary will Present Minutes

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Presidents Report

Agenda: Old Business / Board Updates

- **Construction of Picnic Pavilion**
 - **Building Complete**
 - **Last Step - sod delivery and install**
 - **Paved walkway to be added in 2025**
 - **NEED - Furnishings to be discussed & selected**
- **Fence between Pavilion & Pool Under Contract (Claudia)**
- **HOA Board & Prop Mgr to discuss Tennis Court Status**
- **Homeowners & Residents PLEASE avoid using these areas until an announcement is made**

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Vice Presidents Report

Issues for Discussion

- **Add Larry Taormina to Regions Bank account for online access only, not signature.**
- **Question: who can access info recorded from Clubhouse cameras?**
- **Short report on where we are with Unit 6717 process**
- **Discuss courtesy letter to the homeowner to stop renter from parking lawn care equipment in front of homes in Steeplechase.**
- **Status of Candlewood Construction Project Superintendent letter pertaining to the privacy fence between their new facility and Steeplechase east alley.**

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Presidents Report

Resident/Homeowner Issue for Board Discussion

Mark Hallmark, HOA member, resident and lawyer, plans to attend and will comment on this situation. He wants the Board to stop the multiple trucks, trailers, etc., parked overnight and often in front of his homes and others. This policy would apply to anyone who makes a habit of parking large commercial vehicles and trailers overnight for more than one day in front of any townhomes. I sent a memo

Mark spoke at length about the annoyance of having heavy machinery and long trailers parked in front of his residence. Parking there blocks on street parking for guests and residence and the board agreed to pursue corrective actions.

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Vice Presidents Report

Issue: Federal Tax Report

- Currently, the Board does not have the financial records from 2023 required to complete 2023 accounting and file the 2023 Income Tax Form 1120-H for HOA's.
- An extension was filed for Form 1120-H which expires in October 2024. I I Consider the following options:

Stephan was unaware that data for 2023 in the cloud storage files was missing. He said he would looking it. He has already provided 2022 Return with instructions on how to fill it out

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Member At Large Report
Fence Row Erosion Control

<p><u>Description</u></p> <ul style="list-style-type: none"> • PEC Established to Address Erosion Issue • Portion of Fence Row Along SW determined to be most in need • Remainder incl South Fence Row also need Work • PEC Concluded & Board agreed that HOA Should Assume Maintenance Responsibility With Budget & Over Time • Board Approved \$5000 for Phase 1 	<p><u>Plans/Approach</u></p> <ul style="list-style-type: none"> • Examined Options & Settled on Phased Approach <ul style="list-style-type: none"> • 1) Worst Section Along SW Fence Row • 2) Remainder of SW Fence Row • 3) Prioritize Section of S Fence Row • 4) Remainder of S Fence Row • Phase 1 - 2024 BUDGET: \$5000
<p><u>Needed Support</u></p> <ul style="list-style-type: none"> • Request Board to Consider Funding Phase 2 This Year - <ul style="list-style-type: none"> • Similar Treatment • Approx \$5k <p>Note: 1 Resident asked to control her own area (one with the Decorations)</p>	<p><u>Status</u></p> <ul style="list-style-type: none"> • Contracted for Dirt & Rip Raff (~3700) - Complete • Contract for Pine Straw Approved (\$365) <ul style="list-style-type: none"> • Anticipated for this week • Plantings of Ground Cover & Shrubs - Fall '24 <p>Request Budget Review later This Year to Determine if Funds exist to start Phase 2</p>

Residence along Community's Boundary must all receive Equal Treatment on Maintenance of Border Fence Rows

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Member At Large Report
Community Inspection Update

<p><u>Description</u></p> <p>Semi-Annual Inspections to Identify Units</p> <ul style="list-style-type: none"> - Exterior Maintenance Issues - Lawn & Vegetation Upkeep Issues <p>Implement Notification System</p> <ul style="list-style-type: none"> - Announce Schedules & Goals - Provide Reminders to Residents - Bring Intractable Issues to Board for <ul style="list-style-type: none"> - "Courtesy Notice" Letters - Potential Fines or Legal Action 	<p><u>Plans/Approach</u></p> <ul style="list-style-type: none"> • Provided Guidelines & Schedule in Newsletter <ul style="list-style-type: none"> • Listed Categories for Landscape/Residence • Designated March as Spring Cleaning Month • First Round Inspections in Mid/Late April <ul style="list-style-type: none"> • Provided "Friendly Reminder" to ~ 17 Units • Identified Specific Issues for Each • Follow Up Inspection This Week <ul style="list-style-type: none"> • 2nd Reminder will be provided for Units still needing Work • Additional Reminders as Issues develop
<p><u>Needed Support</u></p> <ul style="list-style-type: none"> • None at This Time • Most Units are getting needed attention <ul style="list-style-type: none"> • Difficulty Finding/Scheduling Workers may Delay some Work • Follow up on Unresponsive Units Soon 	<p><u>Status</u></p> <ul style="list-style-type: none"> • Focus on Encouragement before Mandates is Achieving Results <ul style="list-style-type: none"> • Residents have Responded well • Most issues raised have been Addressed • Inspection Process will Continue as needed • September will be Designated as "Fall Clean Up" month <ul style="list-style-type: none"> • Next major Inspection will be ≥ Oct 15

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Member At Large Report
Proposed Community Improvement Form

<p><u>Description</u></p> <ul style="list-style-type: none"> • Form Provides Method & Record of ANY Homeowners: • Proposed HOA Expenditure • Community Activity • Request for Issue Resolution • Form Provides for Record of Board Activity • For/Against/Request for Data • Allocation of Funds by Budget Year • Add to HOA Permanent Records for Future 	<p><u>Plans/Approach</u></p> <ul style="list-style-type: none"> • Form Presented at April Meeting • Generally approved • No Action Taken • Request For it to be a “Fillable Form”
<p><u>Needed Support</u></p> <ul style="list-style-type: none"> • Assistance for “Fillable Form” <ul style="list-style-type: none"> • PDF form? • Someone with MS Word skills? • Once Approved, Upload to Web Site <ul style="list-style-type: none"> • Selectable Form • Submittal Instructions 	<p><u>Status</u></p> <ul style="list-style-type: none"> • Request Vote to Implement • Request Support (per Left Quadrant) <p style="text-align: center;">Form Submitted to Secretary before May 16 HOA Board Meeting</p>

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Member At Large Report
Tennis Court Refurbishment

<p><u>Description</u></p> <ul style="list-style-type: none"> • HOA Board needs to Provide Maintenance & Upkeep for Tennis Court • Community Members Support Adding “Pickle Ball” Court Markings • Based on Budget, Plan to Complete this Year! • Initial “Guestimate” was ~\$5500. 	<p><u>Plans/Approach</u></p> <ul style="list-style-type: none"> • PEC Examined Basic Needs: <ul style="list-style-type: none"> • Clean & Pressure Wash • Fill Cracks with Self Leveling Caulk • Paint Entire Court <ul style="list-style-type: none"> • Multi-Colors for Surround/Tennis/ PickleBall • Replace/Add Court Marker Lines • Replace Net & Mounts • Seek Itemized Quotes <ul style="list-style-type: none"> • Separate Bids or Together
<p><u>Needed Support</u></p> <ul style="list-style-type: none"> • HOA Board needs to Assess Funding to determine Max Available This Year • May need to Spread over 2024 & 2025 Budget • Request Candidates for Estimates for each Step in Process 	<p><u>Status</u></p> <ul style="list-style-type: none"> • Board has Accepted Goal to provide needed Maintenance & Refurbishment • Pickle Ball Addition is Minor cost impact <ul style="list-style-type: none"> • (paint & lines) • Property Manager Obtained 1st Quote <ul style="list-style-type: none"> • Not Itemized but “All in One” price: <ul style="list-style-type: none"> • \$7420 • Will seek further Estimates • Awaiting Boards Decision on Funding Available this Year

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Property Managers Report

Activities This Period

Completed	Activity
4.22.24	Work on the roof of clubhouse and pressure washing around the pool has been completed.
4.24.24	New stairs and handrails have been replaced in pool
4.26.24	Put in a request with Huntsville connect to have electrical cover replaced in front of unit 6931.
5.5.24	B&B cleaning started there 6 month contract of cleaning the clubhouse
5.7.24	Posted on Facebook that the meet and greet would have to be postponed. Will plan another one
5.10.24	Pool is ready to open, once the fence gets put up. Will post new pool code on Facebook when we open. 2024#
5.2.24	Received Quote from Straight Line Painting for Tennis Court

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Property Managers Report

Tennis Court Repair Quote

Proposal from
Straight Line Painting
 3831 Ready Section Road
 Ardmore, AL 35739
 Office 256-420-8175
 fax 420-5521
straightlinepainting@mchsi.com
www.straightlinepainting.net

Steeplechase Townhomes
4/30/24

- Tennis Court
- 1) Wash court
 - 2) Fill in cracks (will be improvement but won't be perfect)
 - 3) Apply 1-coat acrylic paint to court (available colors to choose from)
 - 4) Apply white to already existing lines

Labor and material -----7420.00

_____ Date _____

 Authorized Personnel

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