

## STEEPLECHASE HOMEOWNERS ASSOCIATION



### January 19, 2021 Annual Meeting Minutes

#### **Present**

President - Josh Johnson  
Vice President - Keyona White  
Treasurer - Stephen Johnston  
Secretary - Amanda Pierce  
Member-at-Large - Carol Wright  
Property Manager – Tim Cook

**Call to order:** The meeting was called to order at 6:30 pm by Josh Johnson, President.

**Establish a Quorum:** There were fourteen homeowners present, along with 19 Proxy votes. Some of these members were included in the roughly 20 Zoom meeting attendees, but it was communicated that votes would not be taken from the zoom meeting. It was established that a quorum was not present. Josh Johnson then adjourned the meeting to recall at 6:34 PM

**Introductions:** All Board members were present.

#### **2020 Annual Meeting Minutes:**

The 2020 Annual Meeting Minutes were available to homeowners as they arrived, and there was time prior to start of meeting to review them. The secretary Amanda Pierce read highlights and action items from the previous year's minutes. Josh Johnson moved to accept, Stephen Johnston seconded.

#### **Treasurer's Report:**

The budget is available on [steeplechasehomes.com](http://steeplechasehomes.com). A summary of the 2020 budget along with the proposed 2021 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 2020 that exceeded \$5,000.

This list is included as a result of a motion made and approved at the 2020 annual meeting.

Stephen Johnston presented the 2020 treasurers report.

The clubhouse renovations came in under budget.

Common area maintenance was also under budget.

Insurance was as expected. Legal fees were under budget.

Office and printing under. Pool maintenance and improvements were over budget because of unexpected maintenance. Property taxes were expected.

Utilities were less than expected.

The budget was underspent because the board plans on making larger renovations in 2021 and the created was made to offset the cost in the budget.

Stephen Johnston presented the 2021 expected budget.

The increase in expected common area maintenance spending is focused around the tennis courts and picnic areas.

The pool cover will need to be replaced in 2021 and other improvements are expected.

The cost of security was included pending future decisions.

*Questions/Discussions:*

Paul Julino inquired on estimated clubhouse expenditures. Board answered that the main cost would be for the a/c unit if needed.

Question from Zoom:

Erin in 6736 wants to know the process for approving expenditures fines collected by category. Stephen stated that everything we have in the budget now is an estimate, funds are more detailed when expenses arise.

Is the common area maintenance a contracted service? Yes, and it includes the lawn care, tree line maintenance, landscaping.

Future expenses:

There is a drainage problem on the south service road and road may need to be resurfaced. Rough estimate of resurfacing roads ranging from 35000-100000

Playground area would be around 20000

Pool deck will need to be resurfaced in 5-7 years.

Do we have a breakdown of the fines by category? Not a detailed list, but they were typically for unit and surrounding property maintenance.

Josh Johnson moved to accept 2020 budget report, John seconded.

**Election:** There were two available board positions, and two names on the ballot: Stephen Johnston and Meredith Smith.

Ballots were collected and counted along with proxy votes. There were no write in votes. None opposed.

**Year in Review from President:**

It has been a good year, but tough year for all of us. But we have improved the community, great cleanup.

CEC committee and made homeowners aware of improvements that needed to be made.

Dumpsters were a resounding success

Food trucks were coordinated by Keyona.

Lots of community involvement

Added much needed dog waste station

We will continue to improve and make the community look better and be a safe and welcoming environment. Property values have gone up.

How did we advertise the dumpsters? On Facebook, in the newsletter, website, signs going into and out of neighborhood.

Great response from neighborhood, the board appreciates you.

**Old Business:**

Some clubhouse renovations may still need to be done, but not immediate.

Excess brush was removed, debris cleared.

Pool area gazebos were improved.

**New business:**

Security: Riley security was signed up for a 3 month trial period at \$600/month Report if they see anything odd like open doors or a disturbance. Riley security will be at the meeting later to speak to what they have been doing to help the community make a decision on whether or not to continue. Residents are encouraged to let the board know your thought.

Postal theft issue: Federal investigator in Birmingham said the person has been captured and hopes to get our mail back to residents in the next 1-2 weeks.

Make sure you are checking your bank accounts and credit report to make sure there isn't any fraud.

*Questions/discussions:*

\$5400 insurance line item covers clubhouse and common areas.

The treasury has not been audited. Homeowners have access to all expenditures by requesting a copy from Stephen Johnston treasurer.

What prompted the need for security? Home break ins, car break ins.

How often have houses been broken in to and which ones? Josh said there were 6 incidents that were reported to the board and not the police. Because of this we had Riley as a trial period during the holidays. The neighborhood was not as responsive to calling the police when there is an issue

Why no new lights in alleyway or back roads? City will not add any new lights and it is too cost prohibitive for Steeplechase to add. Residents are encouraged to use low cost lighting solutions.

Meeting for the year adjourned at 7:28

Josh motioned, Stephen seconded. All in favor.

Respectfully submitted by Amanda Pierce, Steeplechase Board Secretary