

STEEPLECHASE HOMEOWNERS ASSOCIATION



January 18, 2022 Annual Meeting Minutes

Present

President - Josh Johnson

Treasurer - Stephen Johnston

Secretary - Amanda Pierce

Community Enrichment Committee - Elaine Katsaros, Lauren Scott

Property Manager – Tim Cook

Councilman Bill Kling was present to give updates and answer questions before the meeting was called to order. He talked about the roads and drainage and work the city is doing in our neighborhood.

- On the 3rd Monday of each month he has open meeting at the library
- Carol asked when the bridge project would be finished, he could not give a definite date as weather directly affects the ability to finish.
- The sound guy at the church asked if we could have the other traffics direction opened up as it directly affects those who live here, Bill said he would ask.
- Carolyn asked about a wall to limit road noise. Bill said he would ask.

Call to order: The meeting was called to order at 6:43 pm by Josh Johnson, President.

Establish a Quorum: There were 32 homeowners present, along with 8 Proxy votes. It was established that a quorum was not present. Josh Johnson then adjourned the meeting at 6:44 to recall at 6:51 PM

Year in review: Our community continues to be improved. Lots of new homeowners working on their homes. Property values are going up.

We added a security system to the clubhouse because of increased illicit activities around that area. It is monitored and very little has happened since.

A resident asked about Riley security and what happened to it, and about crime scene investigation truck at nearby parking lot. Josh said that we used Riley on a trial basis but we did not continue. The truck is parked in a parking lot not connected to Steeplechase.

Dumpsters twice a year for clean out were a great success and we plan on using again in 2022. Food trucks were a great success. There are fewer during Covid, but want to continue into the next year.

Dog stations have been a success and used often by residents. The HOA board is investigating locations for a second one.

2021 Annual Meeting Minutes:

The 2021 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 began to read highlights and action items from the previous year's minutes. Ryan Spears (6915) moved to accept 2021 minutes as written, multiple seconds from the group. All in favor.

Treasurer's Report:

The budget is available on steplechasehomes.com. A summary of the 2021 budget along with the proposed 2022 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 2021 that exceeded \$5,000.

Stephen Johnston presented the 2021 treasurers report.

Josh moved to accept, Amanda seconded.

Stephen Johnston presented the 2022 expected budget.

Questions/Discussions:

Homeowner asked about a pickle ball court, Stephen said the playground and picnic area are a bigger benefit to homeowners and the property values.

Homeowner asked about the security from Riley, Stephen said we terminated after trial period and installed a security system at the clubhouse.

Josh explained that we need 3 volunteers in order to establish a neighborhood watch.

Committee reports:

Elaine - It's been a good year, we are improving our neighborhood.

There's a form online at the website for any color or architectural changes.

Election:

There was one available board position, and one name on the ballot: Amanda Pierce. There were no nominations from the floor.

Ryan moved to close election without vote, there were seconds and thirds from the group. None opposed

Old Business:

- Riley security was on a 3 month trial period at \$600/month. We decided it would not be prudent to continue.
- Postal theft from last year - the offender was captured.

New business:

- Paving is being done by the city. The HOA will reach out with future news.
- Huntsville connect is available online and through an app, to report issues the city can fix. Quickest way to get issues like this resolved. There is also a link on the steeplechase website.
- Community walkthroughs twice a year to check on maintenance. 1st category is lawn, you have 10 days to fix, \$50 fine. Major issues have 30 days, \$100 fine.

Questions/discussions:

- Resident asked about responsibility of the walkway. Stephen explained that the homeowners are responsible up to the road, but the city can still do utility work. He explained that all Steeplechase owns is what the clubhouse sits on.
- A resident asked if one of the entrances was going to be closed, Josh said no.

Questions/discussions:

- Kieran - Someone cut a tree in his yard without asking.
Josh: a) the board will not come on your property and b) leave your neighbors' property alone.
If you have a problem with your neighbor, talk to them first. If it becomes an issue talk to the board.
- Carol had an observation regarding two cars that have not moved. You can call the Huntsville community relations committee for cars that have not moved. The committee can fix these things.
- Desiree: They have been homeowners for many years, and they have been instructed by a resident on how they should be walking so early in the morning.
Josh: there are no rules on how to walk, it is a public street.
- Resident question - How do I stop people from walking through my yard
Josh: Ask them not to.

Meeting for the year adjourned at 7:34 PM

Josh motioned, Stephen seconded. All in favor.

Respectfully submitted by Amanda Pierce, Steeplechase Board Secretary