

STEEPLECHASE HOMEOWNERS ASSOCIATION



October 16, 2023 Meeting Minutes

Present

President - Sandra Lyons

Vice President - Don Tingle

Treasurer - Stephen Johnston

Secretary - Amanda Pierce

Property Manager - Claudia Jones

Committee members - Elaine Katsaros

Residents - Elias Katsaros (6845), Carol Wright (6862), Bernice Bowling (6863), Sandy Wells (6852), Janice and Larry Taormina 6754), Kelvin Ho (6914), Troy Garner (6931), Tim Carpenter (6921), Erin Green (6656)

Called to order by Sandra at 5:30 PM

Welcome to all of our guests tonight!

Move to accept minutes as corrected.

Financial Report

Explanation to new guests - payments due are those paid in September. Ending balance is \$116,841.84
Janice asked if there was a report of all things being spent, have been spent, and will be spent on the new improvements to the common areas (dog park, tennis court, etc). Stephen explained that he didn't have that on hand, but distributed a plan outlining the proposal from last year.

Have a timeline of steps to be taken during the off season to build picnic pavilion, dog park area, and playground. These details included building time and materials.

Carol asked what the total amount being spent is, Stephen gave some estimates.

Janice asked how much we are going to have in reserves for emergencies, Stephen said he budgets properly for these things.

Janice said that he should have this budget available for everyone at the next meeting.

Sandra wanted clarification between Gw construction and Donnie as to who was doing certain parts of the work, Stephen clarified that Donnie did the fence, GW is doing the concrete.

She then asked for an estimate on what Donnie is doing, Stephen reiterated that he will bring this to the next meeting.

Don wants to know if there is an opportunity to review these costs including maintenance costs, Stephen said there will be.

Erin said the whole reason she moved in here that there was a dog park. Janice said that there are a lot of dogs that aren't vaccinated which makes it not safe. Erin said this should be a reason to have restrictions. Sandra said that this discussion has gone off topic, let's get back to schedule.

Amanda motioned to accept, Sandra seconded.

Architectural Improvement

1 roof repaired, another just asked for door color. One unit is getting full front replacement/upgrade, but even though color is same approval was still needed, given.

A white fence was not approved, had been notified to change.

Maintenance Report - Claudia

Some numbers for pressure washing, pool stair replacement, and facade cleaning of clubhouse were sent to board members. This will be done next year.

Claudia will speak to Stephen more in depth about the costs.

Electrical outlet for sprinkler system was fixed, but the system is actually broken and must be fixed, approx \$300 part. She will find out if this needs to be completed before winterizing the system.

Stephen motioned that approve up to \$400 for controller if needed for sprinkler system and install. All board members in favor, Don seconded

Stephen mentioned that the new fence section at the pool will need to be sealed by the spring.

Old Business

Repairs to the pool - stair repair and fence were discussed. Fence has been completed. Construction of pavilion status was covered in the treasurer reports. The next step is concrete pouring.

Home structure and yard inspection - 69 courtesy letters were sent in July resulting in 26 fee letters of which only 8 fee letters remain. 37 letters were sent out for the fall, but no follow up had been needed yet as many residents are doing needed repairs and upgrades.

Google shared disk setup. \$20 a year was approved by the board for the extra storage of OneDrive. Don needs access to the steeplechase login, Stephen will get him set up.

New Business

Report from Steeplechase HOA Property exploration committee - Don Tingle

The issue is

1) what can the board do on the southwestern area of the fence, which will eventually cause a large amount of trouble.

2) What are the definitions of the property lines in regards to the outer loop and alley way

Carol took the initiative to confirm with the city what their understanding of our property responsibilities are. The area around the perimeter where mailboxes are is generally considered steeplechase responsibility.

They met in September 21 to discuss. The southwest area was identified. The eastern side of the area has traditionally been taken care of by our landscaping company. They recommend the area is considered common area and should be maintained by the board. Three solutions were presented to the board, and the preferred action is that the HOA include these areas as part of the maintained areas under the landscaping company. This may require some additional work to be out into the new contract at the beginning of the year.

We also need to get some expert opinions for stabilizing the drainage issue. We also need to plan for next year in renegotiating the contract for correct coverage.

1) estimate to fix drainage problem

2) estimate to cut back weeds, trees and other overgrowth.

3) find someone to give advice/actions on fencing

Elaine asked that we have someone come in for a one time removal and consultation

Erin suggested we do this in December when everything is dead.

Claudia outlined what they said they would accomplish in April. She said they were not told they should come out and clear the overgrowth. Don asked if Claudia could go ahead with this. Claudia said that she, Don, and Carol would meet with the current landscaping company and find what steps they can or have taken.

The area in the outer loop area will hereby be called "maintenance area" and will no longer be referred to as "common area." This will help define who has the responsibility of maintaining the areas as well as what the grounds contractor has as a responsibility.

Don proposed that any purchases over \$10,000 should be approved by the residents and not just the board to help with transparency and long-term planning Stephen said that the board is an elected democracy and

has the ability to make those decisions, and those are made with the community in mind. Anything further would require a by-law change.

Carol said that the tennis court should have been approved by the homeowners, and they should have been notified of a large purchase. Agrees that you should go with majority. Said she also got this opinion from other community members.

Stephen said the budget was submitted to homeowners last year for review. Has been talked about at meetings for years, has been a long process.

Carol - we elect the board and have a right to have an input. It is the boards duty to present that to the residents.

Amanda - this has been discussed for four+ years. There are meetings every month that all residents can attend to voice concerns. Carol was on the board when we first started planning.

Stephen - I have lived here for 15 years, we're all trying to improve properties. We have to try and move things forward. We won't waste money as a board on things we don't think are right. Yearly intake of dues is \$80,000, which has gone up but it takes about \$50,000 to function. Annual meeting is showered we talk about the big things. We don't all agree.

Sandra - spending limit should be added to by-laws

Stephen - by-law change requires EVERYONE to be notified and 75% approval. It's not going to happen. The construction is happening, everyone will be happier once the area is finished.

Janice - board should get 3 estimates on all work, BBB accredited businesses.

Sandra concluded that the PEC committee will go ahead with acquiring quotes for these issues.

Resident comments/questions

Janice asked if the drainage problem on the tennis court that was demolished was taken care of. Stephen said this has been leveled again and graveled. Janice asked if this person was a professional of draining, Stephen said they weren't certified in drainage. That would cost more, but there is no longer a puddle after the rain.

Sandy - the back area needs to be cleaned. She says this is a need, the pavilion is a want.

Don - the pavilion is already contracted for.

Janice says she doesn't have a problem with the dog park anymore because she found out more people will use it. Says the dog park should have requirements for vaccinations

Erin - dog has to be registered, vaccinated. Lots of people want a dog park. She says the vaccination is an ownership area/city regulation.

Claudia - We will have signage with rules and regulations posted. Erin will assist with this.

Sandy - will playground area be fenced so non-residents can't get in?

Stephen - no

We will have rules posted including safety rules and no trespassing.

Tim - wants to add EV outlet to pad. The board said that he should bring plans to the board so we can make a decision. Don said that he should include safety provisions in his planning. Elaine says it should be brought to the next meeting.

Erin - it's the 2nd Tuesday of every month, right?

Larry - the dog park. Concerned about maintenance of dog park.

Erin - why can't a fence be painted white? Elaine says they should be all darker stained or painted. Wants to make sure we move forward, where do we want to be.

Stephen motioned to adjourn at 6:56, Sandra seconded. Meeting adjourned

These minutes were recorded to the best of my ability in person and reviewed by a recording of the meeting.

Respectfully submitted by Amanda Pierce, Secretary, Steeplechase HOA