



# Steeplechase Homeowners Association

## Annual Meeting Minutes

January 30, 2025

Minutes from the 2025 Homeowners Meeting:

Per Larry Taormina (Secretary)

Any questions will be answered by a board member!

Handouts: Annual Income/Expenses, Proposed 2025 Budget Spreadsheet,

Annual detailed Financial Report, Minutes of 2023 Annual Meeting

- Call to Order President

Due to the exceptionally large attendance, the Call to Order was delayed to 6:19 pm.

This allowed the number of homeowners in attendance to be determined.

- Establish a Quorum President

- o First meeting quorum is 1/2 of 146 owners, or 73.

There were 59 homeowners in attendance and 45 represented by proxy, totaling 104..

- o (Motion to accept quorum, second, all in favor). Quorum accepted by show of hands.

- Minutes, 2023 Annual Meeting Secretary

- o Copies given out; Motion to accept; second, Corrections?

Mr. Mark Hallmark (6920) took exception to the minutes form and content. The Secretary explained that there are no better minutes available being over a year old and was supplied by the previous BOD.

Minutes stand approved with noted deficiencies.

- Treasurer's Report / Proposed Budget Treasurer/Secretary

o The Treasurer explained that the increase of \$100 per month was approved in the previous BOD and was due to increase in lawn care and other services, electrical, erosion, and completion of Pavilion construction.

o The Treasurer indicated that the balance at the end of 2024 was \$31,097.67

o Motion to approve, second. Approved by show of hands.

#### Secretary's Proposed Budget

- New line items that were included on the draft budget, supplied to the homeowners via the group Facebook page, stirred concern about a significant budget deficit for 2025. Meeting handouts had left in the new line items but had notated them as "Delete". James Hardy (6662) asked for clarification and it was given that "Delete" was equivalent to "Stricken". Paul Julino (6757) asked about the Pavilion. [Construction has been completed]. Stephen Johnston (6645) asked about the Pool budget number for 2025. Claudia Jones (Property Manager) explained the electrical box and lighting needs in and around the pool and the quotes received. Martha Goss (6840) asked about copies of the bids for the Pavilion. Stephen Johnston (6645) handed the Board his "Overspending on the Project" document indicating that the BOD had spent \$8,325 too much. Brian Spear (6915) moved to lead a committee to review the Pavilion project with Stephen Johnston and a BOD member. Stephen Johnston (6645) questioned the filling of a BOD vacancy without having an open meeting. Victor Campbell (6959) produced the By-Law that sanctions such a process.

Crystal Wells (6731) had budget questions. There was a motion to approve the 2025 Budget with the stricken items. Seconded and approved by show of hands.

- Past Year in Review (during vote count) President 0:05

o Pavillion constructed, used leftover wood to build benches

o Claudia hosted a Neighborhood gathering at the clubhouse, and hosted a number of parties successfully using the Clubhouse

o There has been significant improvement in erosion control on the west side of the property but is still an issue. Desiree Roby (6850) stated that rocks and drainage have not been effective for her unit.

o New furniture and TV in the clubhouse

o All finances and records have been migrated off a personal computer to an official Board computer

- o New form to request changes or items from the Board
- o New lawn maintenance company with tree removal inclusion and new areas to cover.
- Election (by Ballot) Homeowners
- o Simple majority - top vote will be elected to take Larry's position
- o 3-yr term; Terms end Jan 2028
- o Three candidates were vying for one vacancy: Stephen Johnston (6645), Rob Snyder (6815), and Bill Robinson (6912). Each candidate was afforded two minutes to speak.
- o The ballots were tabulated and recorded by Larry Taormina (Secretary), Jeff Chote (6955), and Victor Campbell (6959) with the following results: Bill Robinson (1), Stephen Johnston (26), and Rob Snyder (77)
- Committee Reports ACC and others

Elaine Katsaros (6845) gave her ACC report stating that there were homes that had roofs changed, vinyl siding replaced and repaired, along with some homes painting their brick...fences replaced. She also expressed that keeping our yards maintained along with our homes will continue to help with home values.

Elaine brought up about keeping communication open through the Steeplechase Facebook group page. Homeowners seemed to be pleased with that. She noted that the ACC form was on the website.

- Old Business Board / Homeowners
- o Candlewood Suites Hotel – adding a fence between new construction and Steeplechase.
- o Unit 6717 lien on property
- New Business Board / Homeowners
- o What would you like to see happen within Steeplechase? The board encourages your input.
- o Sarah Cravens (6846) has volunteered and accepted to be on the Finance Committee
- o Philip Dobbins (6735) volunteered to create a new Steeplechase website including updates and maintenance.
- o There were more than a few suggestions to record the Annual Meetings electronically. Victor Campbell (6959) made a motion to have it done; seconded, and approved by show of hands.

Q&A from the floor

- Adjourn

**VOTING:**

Three candidates were vying for one vacancy:

Stephen Johnston (6645), Rob Snyder (6815), and Bill Robinson (6912)

There were 104 ballots cast, 32 homeowners represented in person and 72 by proxy. The required quorum of 72 homeowners was attained without recess.

The ballots were tabulated and recorded by Larry Taormina (6754), Jeff Chote (6955) and Victor Campbell (6959) and produced the following results:

- Bill Robinson 1 vote
- Stephen Johnston 26 votes
- Rob Snyder 77 votes

Minutes of the Annual Meeting are not available at this time.