



Steeplechase Homeowners Association

Meeting Minutes

February 11, 2025

Homeowners: Below per the board are the minutes from the Board Meeting of this past Tuesday. There are two versions and everything is covered so be sure to read them both.

Officers and Committees

President – John Aitkin (6917)

Vice President – Sandra Lyons (6900)

Treasurer – Richard Gerthoffer (6614)

Member-at-Large – Robert Synder (6815)

Secretary – April Shores (6927)

Property Manager – Claudia Jones

Architectural Control Committee- Elaine Katsaros and Elias Katsaros (absent)

Attendees: Carol Wright (6862); Bernice Bowling (6863); Jemel Jones (6957); Janice & Larry Taormina (6754); Janice Myers & Bill Robinson (Unit 6912); Stan Miller (6865); Allen & Pam Ray (6907); Dennis Keim (6752); Stephen Johnston (6645); Sarah Kay Cravens (6846); Pat & Rebecca Lindsay (6949)

- Meeting called to order by John Aitken, President, at 5:30pm
- Welcome to HOA members and guests / Sign-in sheet
- Minutes from December 22, 2024 (available in handout) and January 28, 2025, annual meeting minutes, posted on Facebook (Larry Taormina)
- Vice President Report – Dues Status (Sandra Lyons) 106 units paid; 40 unite have not paid.

Bank balance as of January 31, 2025 was \$79,449,03. Unit 6903 resident, Joe Bagwell, passed away mid-January. His family will pay annual dues when estate is settled.

- Treasurer's Report – Richard Gerthoffer
- Member-at-Large – Rob Synder reported website transition in process to the new team.
- Property Manager, Claudia Jones
 - 1) There are three quotes for common ground contractor. Two being considered: Murphy's Lawn Care and ALM Lawn Care. Third contractor was not in range of the other two. Claudia will provide scope of work and bids to the Board for review.
 - 2) Electrical quotes – has one quote and waiting on second quote. Rob will provide Claudia with an additional name for another quote.
 - 3) Club House – one reservation in January and two in February.
 - 4) Security system – Rob asked question – what are we securing? Much discussion and Rob recommended using the cloud versus VCR. Sandra stated a lock was needed on gate by the Gazebo.
- Architectural Control Committee (ACC) – Elaine Katsaros (absent) Report given by Carol Wright. For unit 6717, Joel Hastings (passed away in Dec 2024) – Abby Hood (daughter of wife Terrie) asked if it would be ok to put a dumpster on driveway in back to enable cleaning out unit. Elaine agreed – if ok with board. Board agreed.
- New Business:
 - 1) Janice Meyers (6912) was concerned about water in ditch behind her mailbox, which may have been coming from drainage issues at new hotel. She recommended someone from the board talk with management of new hotel to determine their plan to prevent flooding. Bill Robinson (unit 6912) mentioned that the black plastic barrier recently installed along side of hotel is where the new fence would be installed. Question was asked what type fence would be installed, and no one had an answer. It was stated that Vic Campbell (Unit 6959) has been talking with the new hotel building supervisor and may know the type of fence.
 - 2) Lights in back alley – Dennis Keim invited Bill Kling, our city councilman, to look at the need for more lighting in the complex. A proposal was submitted to the city, and the city will get back with Dennis.
 - 3) Janice Myers (6912) expressed concerned for speeding traffic out front, and mentioned potential speed breaks. Sandra stated that Carol Wright (6862) had met with city Transportation Department last year regarding this and the city determined we did not have enough traffic flow to meet the requirements for speed breaks. Carol will submit report findings to the board.

- 4) Dennis Keim (Unit 6752) asked about surveys that were discussed at the Annual Meeting. There were 12 items that were mentioned on which polling was to be done. John stated these items would be discussed at the Executive Board Meeting on February 25. Feedback would then be provided on Facebook.
- 5) Sarah Kay Cravens (Unit 6846) stated she had agreed to be on two committees. One was the Financial Committee; and two was the Community Satisfaction Committee, which would report on polling provided by owners and would report feedback to the Board. Question was asked by Janice Taormina if anyone on the Board had audit experience. April Shores stated she had audit experience
- 6) Alan Ray (6907) asked when the fun stuff started. Rebeca Lindsay (Unit 6949) said she had submitted a suggestion to Property Manager Claudia regarding Family Game Night. Claudia indicated she just received and would give feedback.
- 7) Jamel Jones (6957 expresses his interests in financials and transparency,
- Meeting concluded at 6:30pm.

Carol & Bernice

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I would like to have the attendance list from our Annual Meeting held on 1/28. We can use this list to solicit volunteers/help during the year.

106 units have paid HOA Dues (2 of which came in in 2024). 40 Units remain unpaid. Need to send reminder to the remaining 40 units and that a late fee will be tacked on come March 1. Who is doing this? and how (paper, email)?

Priority #1 - Three Lawn Care Quotes have been submitted for the board to approve. Board needs to review and make a decision by Friday 2/14.

Street Lights: Existing street lights that were not working have been repaired. The city is now evaluating additional lights or retrofitting existing lights in the alley way. What gentlemen was heading this up with Claudia?

Security system around the club house needs to be evaluated and reinstated.

Priority #2 - Pool Electrical Needs: There are several electrical needs that need to be address around the club house and pool area. All of these need to be captured and quoted. Currently I have the following identified, but I need to better understand:

Rusty electrical boxes

In Pool Light does not work

Need new Photocell for dusk to dawn operation

Tennis court lights need to be reinstated (Personally... I feel this is a big ticket item and would prefer to have this quoted separately and could be address at a later time)

Need a method to secure the gate from the pool to the pavilion.

There are concerns about a gate between our units and the hotel. It was proposed that Victor Campbell (spelling) be tasks to work such. Also, are there water runoff concerns here?

Need a method to Poll/Survey home owners about complex needs/concerns/fixes. I suggested an "e-Suggestion Box" on our web, so all can access and available at any time, not just at meetings. In turn, we are responsible to:

Sarah K - to help execute polling survey

Compile and prioritize said list

Make available for all to see (back to transparency)

Sub Committees are to present their finding at next HOA meeting on 3/11.

Internal Financial Audit

Pavilion Project: Work Performed -vs- Contract -vs- Payment