



# Steeplechase Homeowners Association

## Meeting Minutes

March 11, 2025

WEBSITE: [Steeplechasehomes.com](http://Steeplechasehomes.com)

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FACEBOOK: Steeplechase Townhome Community, Huntsville, AL  
<https://m.facebook.com/groups/943076182557368>

President – John Aitken (6917)

Vice President – April Shores (6927)

Treasurer – Richard Gerthoffer (6614)

Member-at-Large – Robert Synder (6815)

Secretary – Alan Ray (6907)

Property Manager – Claudia Jones

Architectural Control Committee- Elaine Katsaros and Elias Katsaros (6845)

Attendees: Carol Wright (6862); Larry Taormina (6754); Pam Ray (6907); Stephen Johnston (6645); Sarah Kay Cravens (6846); Victor Campbell (6959), Bernice bowling (6863); Martha Goss (6840)

- Meeting called to order by John Aitken, President, at 5:30pm
- Welcome to HOA members and guests / Sign-in sheet
- Minutes from February 11, 2025 covered by the Secretary with hard copy to be posted on the website.
- Vice President Report – Dues Status (April Shores) 140 units paid; remaining have not paid due to issues, e.g. Unit 6903 resident, Joe Bagwell, passed away mid-January. His family will pay annual dues when estate is settled.

- Treasurer’s Report – Richard Gerthoffer stated balance in bank, amount to be deposited and bills have been paid.
- Member-at-Large – Rob Snyder
  - 1) Rob reported website transition in process. Cited issues discovered while testing audio communications and possible fixes. Presented visually on the large screen his progress on the west side erosion problem, addressed a Remote Link for remote meetings, a focus on transparency, his Community Improvement form, and the electrical bids for the clubhouse and tennis court lights.
  - 2) Rob also had pictures of water drainage/washout area on the high road. Recommendation was to ask several contractors for their recommended solution and a cost to fix.
- Property Manager, Claudia Jones
  - 3) BOD approved Murphy Lawn Care contract for execution.
  - 4) Electrical quotes –We need a Pool Company to provide the cost to fix or replace bad underwater lights.
  - 5) Club House – One reservation in January and two in February and more scheduled in the future for as total of seven so far this year.
  - Architectural Control Committee, We had one request to change a wood fence to a iron fence, and that was approved.
- Old Business:
  - 6) John described the key features of the new fence erected by the new Candlewood Hotel and his negative discussion with Sonesta Simply Suites hotel.
  - 7) The BOD needs to make some decisions related to email addresses, laptops for specific board functions, Larry said we need to determine which software to purchase, CD based or use a subscription based for accounting. accounting. He estimated the subscription based would be about ten dollars per month. Then decide when funding may be available.
- New Business
  - 🧐 We need program to kick-off a “Spring Cleaning” and beautification project for Steeplechase, owner Lots/Units. This will include an exterior Lot/Unit inspection with written recommendations for owners of Lot/Unit from the HOA. The Community

Enrichment/ Committee recommended conducting Unit Spring inspections from April 1st - 15th and again in the Fall. Advance notice can help owners to prepare. A lot of units need repairs that will help keep property values up.

- 9) There is also a need to develop an Information/Welcome Packet for new owners, realtors and renters that provides information about HOA contacts, HOA meetings, community website, and our By-Laws. HOA forms owners may need can be available on our HOA Website and we help by steering them to it.
- 10) 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.
- 11) Much time was taken discussing which email (MS Office vs Gmail), Quicken vs QuickBooks software), computer equipment and things the HOA really needs to lock down with the least budget impact. Since Larry departed the Treasury position and was using his personal computer and Quicken software, warrants looking at our options to replace it. Stephen Johnston (6645) strongly recommended QuickBooks and adopting HOA methods that transfer between people smoothly so the new person responsible does not have to rebuild everything from scratch.
- 12) John Aitken (President) concluded the meeting at 7:30 pm.
- Future Meeting, only BOD, scheduled March 25th, Clubhouse @ 5:30 PM.
- Future Meeting, All is scheduled for April 8th, Clubhouse @ 5:30 PM.