

# STEEPLECHASE HOMEOWNERS ASSOCIATION

## MEETING MINUTES

December 16th, 2025



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

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<https://m.facebook.com/groups/943076182557368>



### OFFICERS AND COMMITTEES

President – Robert Snyder (6815)

Secretary – April Shores (6927)

Treasurer – Sarah Kaye Cravens (6846)

Member-at-Large – Jemel Jones (6957)

Property Manager – Claudia Jones (6923)

**Architectural Control Committee** – Elaine Katsaros and Elias Katsaros (6845)

**Attendees:** Janice Taormina (6754), Dennis Keim (6752), Ronda Moyers (6913), James R. Hardy (6662), Richard Gerthoffer (6614)

### Call to Order

Meeting called to order by Robert Snyder, President, at 5:32pm.

### Review of Minutes

Minutes from previous two meetings delayed; will post to website and Facebook as soon as possible.

### Treasurer's Report

Powerpoint display showed specific expenses/income for 11/12/25 to 12/16/25. Total expenses: \$10,417.88. \$7,200 of this was our 40% down payment to start the east side fence project. Income: \$0. Remaining balance in bank 12/16/25 is \$61,093.56 (\$59,176.15 after outstanding checks clear).

### Property Management

- Lots of people using clubhouse; turnover on a weekly basis. People happy with their events held there.
- Security cameras (6) are finally online—access had been lost for last couple years. Claudia able to monitor remotely from app. Cameras are located at front entrance to neighborhood and around the clubhouse.
- One homeowner remarked that many people in neighborhood have ring cameras or other such surveillance on their property, curious if we have a list of all properties who have surveillance, as it sometimes is able to benefit neighboring townhouses when an incident occurs. Other residents with surveillance are generally responsive on Facebook when someone reports an incident and share footage if available.
- **East Side Fence Project.** Privacy fence (8 ft tall) was homeowners' preferred option for east side fence, as discussed in October meeting. We are now under contract with Alabama's Fencing to begin work on fence. 40% down payment made, as noted earlier by Treasurer. Fencing work was supposed to start this week, but the cold front set them back. They have been instructed to call the 811 number for marking any

underground utility lines prior to digging. One homeowner asked if fencing company is aware of the flooding issue present a few months ago; they have been made aware, however, no flooding issues have been noted since city came out to clear debris. In initial fencing plans, the fence was to go south from the new hotel's fence until it reached the few big trees that would block the fence's path before connecting to an intact portion of chain link fence (100ft). However, when walking the property with fencing company in last few weeks, bulk of foliage no longer present due to trimming and winter dormancy. Due to this change, plan is now to extend fence to the end since path is open. This of course increased our cost from the initial \$16.2k estimate to \$20k. Rob able to negotiate price down to \$18k total for fence project. The expected duration of work will be 2 to 4 days to complete project.

- **West Side Erosion Project.** Working with W&R Concrete from Athens. Plan is to make a curb from top of hill to southwest corner, cutting concrete in front of mailboxes with a 2ft curb. Reliefs will be interspersed periodically (expecting 5 breaks total) to disperse water away. Homeowner expresses dissatisfaction with appearance of west perimeter since work began years ago; past board had planned to put plants/bushes of some sort behind the mailboxes to make it look nicer. After curb project is complete, will evaluate if any further issues with water dispersal are noted, and once situation seems stable, will re-enter discussion to potentially beautify the west perimeter with some sort of evergreen foliage. West side erosion project and east side fence project both expecting to be completed by January.

### **Technology Update**

Minutes from last couple meetings to be posted as soon as possible. Website certificate is now secure—no concerns of security issues, in time for homeowners who may choose to make annual dues payments on the website via Square. Reminder that a service fee is applied for using Square to pay dues; other options without fees are available, including using Zelle via mobile banking apps, mailing a check, or bringing cash/check to annual meeting in January. Additional information on payment methods will be available on invoices that will be going out in the next week or two.

### **Architectural Control Committee**

No requests, no updates.

### **Secretary Update**

- Have been working since before July on situation with shared stairs/walkways in middle alley. Attorney interpreted covenants and by-laws to determine whether these shared access points are property of the homeowners or common area that the HOA is responsible for. Attorney determined those stairs and walkways are the property of the homeowners who utilize them, and thus any repairs to be made to stair rails or maintenance to walkways are the responsibility of the homeowners who share them, similar to a shared fence. Board had to then investigate further to map out which stairs and walkways were designated for which units, based on the builders' original design. Letters have been sent to the homeowners whose units are affected (sent Dec 10<sup>th</sup>, mail seems to be delayed). Letter will also be placed on website.
- Bill Kling has been very active in our Facebook and responsive to board emails. He emailed the board earlier today to inform us that he is working with Bell South to remove all of the old, no longer in use cable boxes.

### **New Business**

- Issues in alley with parking. Recent truck/trailer that had been parked in alley for several days/nights has moved to street parking. Issues with parking/obstructions in the alley need to be reported to the Board. Do not assume we have seen or that someone else has informed us; we rely on those who are affected to

report to us. Issues with parking in the marked parking on main street should be reported to police department—they have been checking and following up on reported parking issues.

- There had been a question of whether or not clearing leaves in the west alley was in Murphy's contract—it is. Claudia requested they address that; homeowner reports they have come and cleared some leaves.
- ANNUAL MEETING is scheduled for January 27<sup>th</sup> at Sherwood Baptist—same room as last year. More information to be included in letter to come. Plan to try to video record through Microsoft Teams for those unable to attend. Will still need quorum physically present at meeting, so if planning to attend virtually, please remember to send in a proxy so we can meet quorum.
- Rob will be present over next few weeks monitoring east side fence project and west side erosion project underway.

**Meeting Adjourned 6:20 pm.**

**Future Meeting, Open to everyone** is scheduled for January 27<sup>th</sup>, Sherwood Baptist @ 6:00 PM.

Respectfully submitted by April Shores, Secretary, Steeplechase HOA.