

STEEPLECHASE SUBDIVISION HOMEOWNERS ASSOCIATION
BOARD MEETING
October 11, 2006

Attendees:

Brian Nicely	Board
Eric Schafhauser	Board
Rick Jordon	Board
Todd Reed	Board
Amy Prenavo	Board
Bob Long	Board
Darren Eyre	Board
Gail Forlenza	DPMI
Jeff Forlenza	DPMI

1. Call to Order and Approval of Minutes:

Meeting was called to order and there was a motion to approve minutes by Rick; second by Todd; all in favor, (fix spelling in Amy Prenavo's name)

2. Delinquent Dues Policy Revision:

- a. As per coupon, continue with late fee if received after the tenth of the 10th of the month;
- b. Eric S. requested to give a courtesy call to those people that will have lien put against their property
- c. Builders should be charged late fees also, except for those paying monthly; as per Todd;
- d. See if Tim owns lots for Ryan;
- e. Let Eric S. know before Nov. 1 about liens
- f. Dues collection process proposal by Todd, see attachment.
- g. As long as someone makes contact, we can make some arrangements
- h. Todd motions to adopt the New Delinquency Policy; Amy seconds; all said Aye

3. Quarterly Mailing:

- a. Quarterly mailing was introduced as an idea as a fresh reminder that dues are due; could send a letter from HOA talking about issues; Rick Jordon doesn't like mailing, and suggested a banner at the entrance of the subdivision; Eric and Todd did not like the idea of a banner.
- b. Note: the coupon from last year was wrong, need to change "Jan. 10" to "Jan 1" on coupon. All other dates of the dues coupons were found to have accurate dates.
- c. DPMI to check electronic payment transaction cost from Bank of KY and will discuss this at December meeting
- d. Bob Long doesn't like adding cost for the 5% that doesn't comply. He suggests that there be something to sign a homeowner received the coupons; Eric suggested that the Board think about and talk about in Dec.'s meeting.

4. Parking Enforcement:

- a. After last meeting, major offender has moved and is in compliance

5. Snow Removal Procedure:
 - a. In the past, a homeowner had assessed the situation for the snow removal for the parking lot and sidewalks into clubhouse; the cost was about \$75;
 - b. There was a suggestion, that if the clubhouse is booked, then we should remove the snow, and not remove it if it isn't booked. This would not work because it could be a hazard to get to the exercise room.
 - c. We are budgeted for 5 clearings a year; Jeff said he would make judgment call on the weather, since he lives close to Steeplechase.
 - d. Jeff to get with Hemmer on the cost of snow removal; we can budget more as per Todd; Jeff to get a few prices.
 - e. Jeff to mention on weekly briefing when he finds out information
6. Vacant Lot Clearing:
 - a. Keystone lots surround the complaining Foxhunt owner;
 - b. Eric tried to call bldrs.
 - c. Rick states that in the Declarations, it states that the builders are responsible for entire lot to satisfaction of board; Section 10.1.10.
 - d. The Developer thinks it's ok to bush-hog 1-2 times a year-- before June 1 and before Sept. 1;
 - e. Eric mentions that we want the builders in to do business. We need to give the developer what we want as far as lot maintenance; Brian also mentioned the concrete left in the lots
 - f. Vote: 2x/year bush hogging is satisfactory with Brian, Rick, Bob, Amy, Todd, Darren, Eric;
 - g. New Resolution: All vacant lots will be cleared entirely at a minimum of two times per year; debris such as excess concrete and tree stumps need to be removed immediately; unsightly debris (i.e. , construction debris, stumps, crushed stone, concrete washout, etc.) shall be cleared; Motion by Amy, Todd seconded, All in favor.
 - h. DPMI to tell developer about late fees and bush-hogging; in interim, have it cleared by end of this year; otherwise we will do ourselves and bill for it;
7. Retaining Wall Fence:
 - a. Structure that size requires railing on top of it for legal and insurance co.; price based on style: for sake of friendliness, consult homeowner; we have acknowledged HOA ownership and liability of wall; Darren, Homeowner and Jeff pick fence, and let board approve fence; It will come out of general operations in budget; Eads was 84 feet at \$1920; R&M fence 55 feet, \$1100; see quote; Darren suggests aluminum or vinyl (no maintenance); costs not to exceed \$1500; Todd made motion to get certification from county for safety standards, have JF, Todd, homeowner agree on fence less than \$1500. Amy second, Rick sustains; Todd put in motion.
 - b. Bob Long thinks we're inviting issue to put fence up; Todd agrees that we should get a validation of risk; run past an attorney—we did talk to Jason because of the height of the wall; county mentioned it to the homeowners originally; Attorney advises and county had advised to the owner, therefore fence is a go;
8. Pool repair:

- a. Pool repair—Art Daniels three options; \$1075 caulking top of tile; \$2650 repair., etc., \$6125 surface refinish; JF to ask for a better explanation from Daniels; is it to get stains off? Tile definitely needs repair;--Get second bid for the tile and see if there are any other observations;
9. Pumpkin walk:
 - a. Stephanie Noel; 29th of October; carve jack o lantern and put on walking path. Trick or Treating Boone County 6-8 on 31st.
10. TLC lawsuit—Eric says we are sufficiently indemnified, talk to Eric if you want to get anymore info
11. Clubhouse and holiday decorations; homeowner's volunteer to do that; Saturday, Nov. 25 to hang holiday lights; Whitney does the inside; lites to come down on Jan 6.
12. ARB: Update by Darren, Calumet issue at 381 Fox Hunt Drive is resolved; They removed the railing, cut the pad out and made steps 3' wide, and planted bushes; Mike thanked HOA.
13. Website Update: Rick said that we have animations now, new board; dues delinquency will be on there
14. Miscellaneous Items:
 - a. Winterize sprinkler system at clubhouse
 - b. New flag is needed, (Lowe's, Hobby Lobby don't have them)
 - c. DPMI to look to see what Hemmer would charge to run a light out;; marquis sign frayed up, too, incorporate light for flag with that; spotlight above weight room door could be a motion detector on existing light—have electrician check this out, also
15. Clubhouse Coordination:
 - a. Whitney working hard on clubhouse and needs to get paid more—let her make presentation, tie in what she gets to how many times she needs to be here; Usage fee starting Jan. 1; grandfathered in
 - b. Tell Whitney to schedule \$25 plus deposit as of today; Whitney gets \$20 per time; Whitney gets money immediately for her; Eric will talk to her and see how her input is; vote by email
16. Meet in Dec. approve budget; approve contracts for next year;
17. Painting of clubhouse will be looked at later; landscape committee looking at improving grounds that will cost money; Eric wants volunteers to paint so we can put money in landscaping; board doesn't want to paint, pay someone—will be discussed in December meeting
18. Dec. 14 next meeting Thursday 6:30
19. Meeting was adjourned

Respectfully submitted,

Gail Forlenza
DPMI