

Steeplechase Association, Inc.
July 2022 Board of Directors Meeting Minutes

Date: July 21, 2022
Time: 7:00 pm
Location: In-person – Steeplechase pool house

2022 Board of Directors

Mehmet Aktas- absent
Liz Davies- present
Angi Gavin- present
Jerimiah Johnson- present
Blake Lawrence- present
Anville Francis - present
Scott Smith- present
Jon Stock- present
Randall Thompson- present

I. **Call to Order** –Blake Lawrence as President

- Called to order at 7:02 p.m.
- Quorum established (8 out of 9).

II. **June Meeting Minutes**

- Anville moved to approve June meeting minutes.
- Angi seconded motion.
- All present voted in favor of motion.

III. **Discussion Regarding Grounds Maintenance**– Anville Francis as Grounds Chairman

- Anville has been replacing broken sprinkler heads throughout the neighborhood. He has replaced around 50, but there are still 150 to go.
- There have also been some sprinkler-related issues that Pitzer has had to fix (wiring, leaks, modules which need to be replaced, etc.), so we have had some increased costs from Pitzer.
- We may also see an increase in the water bill for the last month.
- Anville got bids to cut down several dead trees on HOA grounds (near the entrance, main bridge, etc.), as well as to grind down a stump near the bridge. This will likely cost \$1200-\$1500 total.
- Angi will reach out to another lawn company we have used before to see if this can be accomplished for less.
- A motion was made to approve \$1200 for tree service, with the Board to choose the company at the next meeting. In the meantime, Keith and Tony (concerned residents present at meeting) will try and put together a volunteer team to trim trees instead of paying for those services. Randall moved to approve \$1200 in tree

service; Liz seconded motion; all approved.

- With respect to copperhead and cottonmouth snakes in the neighborhood, nothing can really be done. Fliers and newsletters put residents on alert, and Blake will send out another email.
- Regarding bridge repair, Jeremiah obtained a quote from Diversified Construction of Oklahoma for \$37k for a complete overhaul of the bridge. Obviously this is significantly more than the budget will allow, especially given the fact that prior attempts to increase dues have been met with so much resistance.
- Anville and Tony will work together to determine if improvements to the bridge (versus a complete overhaul) can be done by reusing lumber and without welding. Tony and Anville will circulate an “upgrade plan” to the Board which can hopefully be sent to vendors and result in bids less than \$10k.

IV. Newsletter/Block captains- Angi Gavin as Vice President/Block Captain Lead

- Angi prepared and distributed the newsletter.
- We still have the need for a few block captains.

V. Pool Update – Randall Thompson as Pool Chairman

- Randall purchased another round of chemicals for the pool (salt, chlorine shock, etc.).
- The wifi is working well at the pool, no need for repairs.
- Board members are still struggling to access pool camera footage. \$1000 + \$90/year would replace all cameras.
- The Board will address this potential expenditure (which can possibly be taken from money saved on pool maintenance this year) at the next meeting if the cameras are still inaccessible at that time.

VI. Miscellaneous/social

- The Labor Day Party is set for Monday, September 5. Kristy Dale is already planning the event.
- The Board agreed food trucks are preferred (versus preparing and serving food). Kristy had the idea of doing a “movie night” by having the HOA purchase a projector and screen which can be reused throughout the year for other seasonal movie nights. Everyone agreed this was a good idea.
- The event will begin at 5:30 p.m. with movie night to follow at 7:30 p.m. Kristy will send out a Sign-Up email.
- Anville passed out a calendar template, now available on the Google drive, for Board members to start editing in order to stay on top of approaching dates and deadlines.

VII. Budget Update – Scott Smith as Treasurer

- Level One has collected \$17k out of the \$26k in outstanding dues, leaving only \$9k still outstanding.

- Scott advised Level One to start assessing late fees and proceed with liens on residences which have still not paid. Notice letters have been sent out.
- Scott passed out the current version of the Operating Budget to the Board.

VIII. Next Meeting and Adjourn

- Monthly meetings to continue.
- Next meeting set for **Thurs., August 18, 2022, at 7:00 p.m. at pool house**, weather permitting.
- Adjourned at 8:18 p.m.