

Steeplechase Association Inc.
April 2019 BOD Meeting Minutes

Date: April 14, 2019

Time: 4:30 pm

Location: Bill Greaves residence

2019 Board of Directors

Valerie Stephenson

Meg Robinson

Jared Markes

Bill Greaves

Keith Lipps

Chris Filson

Linda Reid

Madeleine Beaty

Tom Boyd

I. Call to Order: 4:38 pm

Majority of board present at start of meeting

II. Attendance Roll Call and Establishment of the HOA BOD Quorum

a. Present 2019 BOD Members - Valerie Stephenson, Meg Robinson, Tom Boyd,
Linda Reid, Chris Filson, Keith Lipps, Bill Greaves, Madeleine Beaty

Absent - Jared Markes

b. Present members of the HOA - Konrad Cook

III. March 2019 Minutes

a. Motion made, seconded and unanimous vote to approve minutes.

IV. 2019 Operating Budget/Treasurer's Report

a. Financial Reports to be added to BOD Meeting Minutes each month.

b. Approximately \$97,000 has been collected from HOA dues this year.

V. Grounds Report

- a. March 30th grounds cleanup was successful with 31 HOA members volunteering their help.
- b. April 27th is marked for 2nd grounds cleanup.
- c. Discussed areas of creek that need attention.
- d. Some of the trails have been washed out and go nowhere. Discussed having signs made and placed to warn residents of the danger.
- e. Caulking around pool needs to be replaced, per David Kennell, approx.. \$400.00, 4 LED lights needed for east entrance, 2 pond pumps needed.
- f. Special projects proposals - sprinklers and fescue along Churchill Downs Creek, new benches and picnic tables.
- g. Pool to open May 1st

VI. ARB Report

- a. Safety barrier open fence at 2532 Steeplechase to be approved. Motion made by Bill Greaves, seconded by Valerie Stephensen and unanimous vote to approve.

VII. Social Events

- a. First weekend of May - Steeplechase HOA Garage Sale
- b. Summer party scheduled for June 22nd.
- c. Yard of the Month Nominations made

VIII. Adjourn 5:58 pm

For a copy of the neighborhood financial report, email the SteeplechaseTreasurer@gmail.com

Operating Budget					Current Month	4
	2018 Budget	Act 2018	CY 2019*	Actual 2019 (YTD)		
Operating Expenses					<i>Budget Target (YTD)</i>	<i>Over/(Under) Budget</i>
Maintenance of Grounds	\$ 53,005.00	\$ 57,099.26	\$ 52,405.00	\$ 11,293.00	\$ 17,468.33	\$ (6,175.33)
Pool	\$ 22,600.00	\$ 21,991.29	\$ 22,383.00	\$ 2,952.00	\$ 7,461.00	\$ (4,509.00)
Utilities	\$ 9,500.00	\$ 11,427.30	\$ 11,350.00	\$ 1,080.00	\$ 3,783.33	\$ (2,703.33)
Communication	\$ 1,850.00	\$ 1,608.51	\$ 1,200.00	\$ 232.00	\$ 400.00	\$ (168.00)
Management Fees	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00	\$ 750.00	\$ 1,000.00	\$ (250.00)
Legal	\$ 1,030.00	\$ 4,472.01	\$ 1,060.00	\$ (809.00)	\$ 353.33	\$ (1,162.33)
Social	\$ 1,650.00	\$ 1,514.76	\$ 1,825.00	\$ 73.00	\$ 608.33	\$ (535.33)
Insurance	\$ 6,000.00	\$ 6,552.00	\$ 7,000.00		\$ 2,333.33	\$ (2,333.33)
Association Taxes	\$ 600.00	\$ 528.48	\$ 550.00		\$ 183.33	\$ (183.33)
Other	\$ 160.00	\$ 583.31	\$ 160.00		\$ 53.33	\$ (53.33)
Total Expenses	\$ 99,395.00	\$108,776.92	\$ 100,933.00	\$ 15,571.00	\$ 33,644.33	\$ (18,073.33)
Surplus/ (Deficit)			\$ 3,467.00			
* Estimated Revenue and Expenses						