**Steeplechase Association, Inc.**

**September 2023 Board of Director Meeting Minutes**

Date: September 28, 2023

Time: 7:00 p.m.

Location: Steeplechase Pool

2023 Board of Directors

Angi Gavin – present

Liz Davies – present

Jerimiah Johnson – present

Blake Lawrence – absent

Scott Smith – present

Jon Stock – present

Jay Gramling – present

Lisa Carr - present

Also present: Travis Stephenson

I. **Call to Order** – Angi as President

* Called to order at 7:09 p.m.
* Quorum established (7 out of 8)

II. **August Meeting Minutes**

* Jay moved to approve August meeting minutes; Jerimiah seconded; all voted in favor; minutes approved.

III. **2024 Board**

* 2023 Board members willing to run again are:
* Blake (willing to serve as Secretary)
* Lisa
* Liz (willing to serve as ARB chair)
* Scott (willing to serve as Treasurer)
* Other members considering running include:
* Crissa Barnhill
* Mary Stinson (in non-officer position as renter)
* Travis Stephenson (present)
* Linda Reid (if necessary)
* Jon Stock (if necessary)

IV. **Grounds and Maintenance** – Jerimiah, Jay and Angi

* Pool updates and maintenance
* Water in the pool is now off.
* After meeting, Board members will put away all chairs and tables for winter.
* Bridge repair
* Nothing much new to report.
* Jay will try and get some deck companies to quote the bridge repair.
* Table issue until 2024.
* Miscellaneous grounds/landscaping issues
* Angi will contact Earth & Arbor regarding replating trees which did not survive first planting.
* Jay had a company come trim broken branches around the playground for $250—very reasonable. He wants it to come back out to remove all dread limbs around the common areas, particularly the pool. He will get a quote and we can vote by email.
* Pitzer grounds contract is up this year in December.
  + - Jay put out quotes to Heartland, Grounds Guys (cannot bid as low as Pitzer) and Pioneer (no response).
    - Heartland came out and walked the property; we are awaiting a bid.
    - We are also waiting for a renewed bid from Pitzer (we paid $50k-ish this year, expect an increase for 2024).

V. **Social**

* We still have some money in social budget, much of which will go toward Halloween.
* Halloween party will be on Tuesday, October 31 at 5:30.
* Angi and Scott will shop for party.
* Angi will reach out to Randall re cooking hot dogs.
* Linda Reid will make chili.
* Angi will ask Chris Filson if he can do hot chocolate.
* No fall movie night this year.

VI. **Treasurer’s Report** – Scott as Treasurer

* CPI approval needed for 2024 dues
* There is a 3.0%-6.4% range throughout 2023.
* Liz moved to approve January 2023 rate of 6.4%; Jay seconded; all voted in favor; CPI approved at 6.4%,
* We have $55k surplus through August.
* We are underbudget on grounds, but we still have a few months left which could bring additional unexpected expenses.
* We will have final major pool bills in September, but we should end up on track for pool, even with the pump replacement expenses.

VII. **Next Meeting and Adjourn**

* Board will discuss the date for the November Community Meeting via email. We need to plan for an additional December meeting if not enough residents attend, as occurred last year.
* Jay moved to adjourn; Liz seconded; adjourned at 7:53.