

**Steeplechase Association, Inc.**  
**July 2019 BOD Meeting Minutes**

Date: July 21, 2019

Time: 4:30 pm

Location: Steeplechase Park

- I. **Call to Order:** 4:47 pm
  
- II. **Roll Call and Establishment of Quorum**
  - a. Present BOD Members: Valerie Stephenson, Meg Robinson, Jared Markes, Bill Greaves, Linda Reid
  - b. Absent: Keith Lipps, Chris Filson, Madeleine Beaty, Tom Boyd
  - c. Present HOA members: Travis Stephenson, Anville Francis, Tony Guinn
  
- III. **June 2019 Minutes**
  - a. Minutes were approved by unanimous vote of board members.
  
- IV. **2019 Operating Budget/Treasurer's Report**
  - a. Review of budget vs actual costs YTD 2019
  
- V. **Grounds Report**
  - a. Caution signs have been placed in 2 locations near creek where walking trails have washed out.
  - b. Sewage treatment plant has done secondary treatment to water in order to control foul odors.
  - c. Bicycle rack has been purchased and is scheduled to be installed in pool parking lot this week.
  - d. Valerie reports she has spoken to representatives from City of Edmond regarding drainage ditch issue near 2416 Steeplechase. She was informed that the city easement ends where the ravine caused by heavy rains begins.

- e. Discussion on performance of current lawn service for Steeplechase. Tabled for now.
- f. Complaints have been received on sightings of motorized vehicles on common grounds. If this continues to be an issue, Edmond Police Dept. will be notified.

**VI. Creek Erosion Task Force**

- a. Travis has formed a report containing two differing opinions for possible solutions to creek area south of pool. After discussion from the board, it has been decided to make these plans available to the members of Steeplechase HOA for their input. Discussion of possible assessment will be presented at the annual Steeplechase HOA meeting.

**VII. ARB Report**

- a. Bill reports recent ARB Approvals from the following:

2601 Harness Creek – roof

3708 River Downs Dr. – roof

3708 River Downs Dr. – fence repair

2601 Saddleback – roof

**VIII. Social Events**

- a. Linda will order more Yard of the Month Signs
- b. July YOM award was awarded to 3909 Derby Run!
- c. After discussion, it was decided to hold the Annual HOA meeting in October.

**IX. Adjourn 5:43 pm**

Operating Budget					Current Month	7
	2018 Budget	Act 2018	2019 Budget	Actual 2019 (YTD)		
<b>Revenue</b>						
Annual Dues Realized	\$ 101,140.00	\$ 102,020.29	\$ 104,400.00	\$ 103,928.00		
Reserve Account		\$ 57,170.80	\$ 57,170.80	\$ 57,734.00		
Interest Revenue						
<b>Total Revenue</b>		\$ 159,191.09	\$ 161,570.80	\$ 161,662.00		
<b>Operating Expenses</b>					<i>Budget Target (YTD)</i>	<i>Over/(Under) Budget</i>
Maintenance of Grounds	\$ 53,005.00	\$ 57,099.26	\$ 52,405.00	\$ 27,077.00	\$ 30,569.58	\$ (3,492.58)
Pool	\$ 22,600.00	\$ 21,991.29	\$ 22,383.00	\$ 6,657.00	\$ 13,056.75	\$ (6,399.75)
Utilities	\$ 9,500.00	\$ 11,427.30	\$ 11,350.00	\$ 4,439.00	\$ 6,620.83	\$ (2,181.83)
Communication	\$ 1,850.00	\$ 1,608.51	\$ 1,200.00	\$ 449.00	\$ 700.00	\$ (251.00)
Management Fees	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00	\$ 1,500.00	\$ 1,750.00	\$ (250.00)
Legal	\$ 1,030.00	\$ 4,472.01	\$ 1,060.00	\$ (869.00)	\$ 618.33	\$ (1,487.33)
Social	\$ 1,650.00	\$ 1,514.76	\$ 1,825.00	\$ 1,316.00	\$ 1,064.58	\$ 251.42
Insurance	\$ 6,000.00	\$ 6,552.00	\$ 7,000.00	\$ 6,405.00	\$ 4,083.33	\$ 2,321.67
Association Taxes	\$ 600.00	\$ 528.48	\$ 550.00		\$ 320.83	\$ (320.83)
Other	\$ 160.00	\$ 583.31	\$ 160.00	\$ 155.00	\$ 93.33	\$ 61.67
<b>Total Expenses</b>	\$ 99,395.00	\$ 108,776.92	\$ 100,933.00	\$ 47,129.00	\$ 58,877.58	\$ (11,748.58)
Surplus/ (Deficit) vs Budget		\$ (9,381.92)	\$ 3,467.00			
* Estimated Revenue and Expenses						