

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

Date: June 16, 2022
Time: 7:00 pm
Location: In-person – Steeplechase pool house

2022 Board of Directors

Mehmet Aktas- absent
Liz Davies- present
Angi Gavin- absent
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 2022 Vice President

- Called to order at 7:01 p.m.
- Quorum established (7 out of 9).

II. May Meeting Minutes

- Randall moved to approve May meeting minutes.
- Jeremiah seconded motion.
- All present voted in favor of motion.

III. Roles and Responsibilities

- Due to the resignation of Josiah Ritner as HOA President and member of the Board, Anville moved to approve Blake Lawrence as President for remainder of 2022; Randall seconded motion; all present voted in favor.
- Due to the appointment of Blake as President, Anville moved to approve Angi Gavin as Vice President for remainder of 2022; Randall seconded motion; all present voted in favor.
- Randall moved to approve Anville as new Grounds Chairman; Jeremiah seconded; all present voted in favor.
- Robert Reid, neighborhood resident in attendance, voiced his concerns regarding recent Board appointments without a vote by the residents. The Board directed Mr. Reid to Article VII, ¶ 3 of Bylaws which provides, in pertinent part:

Vacancies it the Board of Directors caused by any reason other than the removal of a Director by a vote of the membership shall be filled by vote of the majority of the remaining Directors, even though they may

constitute less than a quorum; and each person so elected shall be a Director until a successor is elected at the next annual meeting of the Members of the Corporation.

(Emphasis added). As such, the appointment of recent Board Members was made in accordance with the Bylaws.

- Mr. Reid also expressed his desire to have all HOA Meeting Minutes posted on the neighborhood website after approval. In addition, he suggested the Board post the next meeting agenda in advance of the meeting, if possible, in order for residents to determine if they'd like to attend. Mr. Reid's concerns were noted and will be addressed.

IV. Website and Newsletter

- Angi volunteered to put together the newsletter, so any additions or comments should be directed to her attention.
- Every HOA member is responsible for updating his or her respective section(s) of the website. Anville will provide access (and instruction, if necessary).
- Jon will try and get access to the neighborhood Facebook page in order to make updates and block messages which should not be appearing.

V. Pool Update – Randall as Pool Chairman

- Randall made recent repairs to the women's restroom.
- Randall addressed scheduling conflicts which have arisen between the pool company and the swim team with respect to closing the pool for cleaning. The pool company will consult the posted swim team schedule for practices and upcoming meets (next meet schedule for July 9) in order to avoid future conflicts.
- Cabana rental forms are currently available on the Steeplechase website in the event there are inquiries. There is currently no rental fee.
- Denise Doepke, who has agreed to continue helping out with the pool, will be out of town over the next week or two. The HOA members will take turns maintaining the pool, opening and closing, removing trash (including the trash at the park), turning off lights, etc. until she returns.
- Scott will purchase a Costco bin for Lost and Found items at the pool, as well as additional brooms for the pool area.
- With respect to prior pest control bills received from Blaze, Scott confirmed the work was in fact performed and paid those invoices.
- The guttering around the pool house is broken and parts have fallen down; Scott will see if there is room in the pool budget for repair.

VI. Miscellaneous/social

- Angi will reach out to Kristy Dale to see if she is willing to help organize the Steeplechase Summer Party, currently scheduled for Labor Day, Monday, September 5.

- Anville has updated the calendar on the website with various events and noted important dates, but he asked the Board to review his entries for accuracy and/or any missing information.

VII. Discussion Regarding Grounds Maintenance/Neighborhood Complaints – Anville and Randall

- The newsletter needs to advise neighbors not to move trees or limbs on HOA property outside of Pitzer’s view or they won’t be picked up.
- The Iron Horse dirt/development issue is now in the hands of the DEQ; there is nothing more the HOA or residents can do. Pitzer has been subcontracted by the GC on Iron Horse to mitigate the problem, and it has been working on it (adding sod; increasing soil fencing, power-washing fence, etc.). DEQ will assess fines or contempt citations if it’s not done properly.
- Anville will get a quote to cut down/stump grind the overgrown tree near the bridge; the money could possibly come from the pool maintenance budget.
- Jeremiah will work on getting quotes to repair the main bridge (from Pitzer, Diversified Construction, possibly others).
- Any issues residents have with overgrowth from neighbors’ yards or other resident-specific issues need to be addressed by Edmond Code Enforcement.

VIII. Budget Update – Scott as Treasurer

- There is currently \$26k in uncollected dues (representing 60 homes). This number is higher than normal.
- Level One will address late dues with these homeowners; they will have 30 days to pay the balance due (plus late fees) or liens will be assessed on property.
- Scott passed out the current version of the Operating Budget to the Board.

IX. Next Meeting and Adjourn

- Monthly meetings to continue.
- Next meeting set for **Thurs., July 21, 2022, at 7:00 p.m. at pool house**, weather permitting.
- Adjourned at 8:00 p.m.