**Steeplechase Association, Inc.**

**May 2023 Board of Director Meeting Minutes**

Date:                May 4, 2023

Time:                7:00 pm

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

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

* Called to order at 7:03 p.m.
* Quorum established (7 out of 8)

II. **March Meeting Minutes**

* Scott moved to approve March meeting minutes; Jerimiah seconded; all in favor; minutes approved.

III. **Grounds and Maintenance** – Jeremiah, Jay and Angi

* Bridge repair
* Jerimiah talked to Pitzer about whether there is a warranty on the bridge repair; there is not.
* Bridge repair is therefore currently being tabled until the Board can look for a potential decking company or other contractor to make the repairs. Jon will inquire of a friend who may be able to help.
* Pitzer put turf down by the bridge on Steeplechase Rd., but failed to put down the proper amount of dirt. Pitzer has also failed to weed, not shown up for meetings about sprinkler repair, failed to clear trails, etc.
* Jay has going to send Pitzner a letter re deficiencies and Scott will withhold payment until it has complied with the contract.
* Jay made the Board aware of potential big-ticket projects which may come up in the future (*e.g.*,shade grass, pond dredging, white fence cleaning, new well, bridge replacement and painting, trail erosion, pool house remodel, etc.) and stressed the need to prioritize.
* Tree updates
* The tree at the front that Earth and Arbor planted recently isn’t doing well. Angi is going to call them to come look at it.
* Pool updates
* Denise Doepke (former resident and swim instructor) has agreed to continue cleaning the pool area, but the Board agreed someone is needed to do an initial deep clean of the pool house and clean while Denise is on vacation in May.
* Angi and Jon will work on someone to provide these initial cleaning services.
* Angi will send an email to all residents who have not paid dues to advise that pool key cards will be deactivated until dues are paid.
* The water to the pool has been turned on and the pool will be ready to open on May 19.
* Angi will send an email to ask people to meet at the pool house on May 13 to clean and get it ready for opening.
* The Board agreed to invest in keyless locks on the bathroom doors to alleviate the need to track down keys.
* Neighborhood workday
* Neighborhood workday was a success.
* 8 or so people attended and lots of debris was hauled off.
* Trash cans
* George Lopez agreed to maintain the park trash cash, which has been moved back to the park.
* City issues
* Angi will let residents know that the City of Edmond will repair sidewalks in front of homes and will pay 70% of the cost if they wish to contact the City and schedule it.

IV. **ARB Issues** – Liz

* There are lots of new roof requests for dark (charcoal or black) shingles. The Board generally agrees a deviation from “Weathered Wood” should be allowed given aesthetic trends and the vague language of the covenants.

V. **Treasurer’s Report** - Scott as Treasurer

* Accounts are in decent shape; not a lot to report.
* We need to be financially mindful in order to have enough money in accounts at the end of the year.

VI. **Next Meeting and Adjourn**

* Board will discuss the next meeting date via email.
* Scott moved to adjourn; Jerimiah seconded; adjourned at 8:12 p.m.