

Steeplechase Association, Inc.  
June 2021 Board of Director Meeting Agenda

Date: June 13, 2021  
Time: 4:30-5:30  
Location: Steeplechase Pool

2021 Board of Directors

Valerie Stephenson  
Randall Thompson  
Scott Smith  
Meg Robinson  
Linda Reid  
Angi Gavin  
Ben Winter  
Bill Greaves

- I. Call to Order ( at 434pm)
- II. Attendance Rollcall and Establishment of Quorum (all present except Meg Robinson, Angi Gavin. Members also in attendance: Anville Francis)
- III. Approval of April 2021 Minutes
  - a. Scott motioned to approve, Bill seconded motion, motion approved with all in favor
- IV. Treasurer's Report
  - a. All Dues are paid in full
  - b. Scott reviewed the financial overview that was sent out in the Summer newsletter
- V. Grounds Report
  - a. Pond Project Update
    - i. Jeremiah, project manager with Turn Pro Aquatics presented solution to dam leakage problem
    - ii. Valerie motioned to approve pond dam fix by TurnPro Aquatics with Bentonite and dirt/ clay mixture up to cost of \$2,000. Motion seconded by Scott, approved with all in favor
  - b. Restore Steeplechase Initiative
    - i. Pitzer work and quotes

1. Priority Area 1 (East Entrance, Ponds, Pool, Park area) complete @ cost of \$3,223
2. Priority Area 2 (Steeplechase- Grand National trail area) awaiting completion
3. Next Priority
  - a. Will ask Pitzer to remove debris from dam area
  - b. Will speak with Pitzer and Gosiak regarding further trail maintenance projects during off- season (fall or winter)
- ii. Tree trimming/ Tree Removal projects
  1. Steeplechase- Grand National Trail AND Palomino Trail area complete @ cost of \$4,500
  2. Estimate for Palomino Trail Brush Removal (pushing brush back approx. 5-6 feet along Palomino- River Downs Bridge) @ \$2,500
    - a. We will seek to have more work done during off-season
- iii. Bridge Work- Randall Thompson
  1. Randall will research bridge repairs vs replacement with composite wood
  2. Randall and Ben will make adjustments to bridge with to allow double strollers but not golf carts to fit through
- iv. Funding – Raising Dues - Ben Winter
  1. Discussed ideas for dues increase to be put up for vote this year: maintenance costs rising, contract costs rising, Reserve fund will fall to approx. \$30,000 by end of year (down from \$57,000 at beginning of year), need dues increase to continue level of service and maintain appearance/ useability of common spaces

## VI. Pool

- a. Filter Replaced
- b. Estimates for Drywall Replacement (Handyman R Us \$626, Handyman Pro \$722)
  - i. Randall volunteered to fix pool ceiling himself, will submit invoices for materials
- c. Need to repair baby pool fence area- Stefanie Wittwer working on this
- d. Need updated Camera/ monitoring system. (Randall and Ben will work on finding a good solution)

## VII. ARB Report

- a. Approvals:
  - i. 3701 Equestrian Ct- pergola
  - ii. 2417 Saddleback Dr- replace mailbox
  - iii. 3701 River Downs Dr- gate/fence replacement
  - iv. 2701 Harness Creek Ct- repair soft/ paint
- b. Bill presented “ARB Committee Deviation Approval” plan for additional roofing colors

- i. Randall motioned to approve Bill's plan for ARB committee to allow deviations of "Slate, Biscayne Blue, and Barkwood" in addition to the "Weathered Wood" color specified in covenants. Scott seconded the motion. Motion approved with all in favor.

VIII. Social Report

- a. June Yard of the Month award (nominations 3908 Derby Run Drive (winner), 2332 Steeplechase Road, 2624 Grand National Drive, 2625 Grand National Drive, 3625 River Downs, 3709 River Downs)
- b. Summer Party: June 26<sup>th</sup>. Special thanks to Katie Annis, our social chair this year! She will be needing volunteers so please spread the word!

IX. Set Next Meeting Date and Adjourn

- a. Get the word out for 2022 BOD nominations!
- b. Next Meeting date TBD
- c. Adjourn at 6:20pm