

Steeplechase Association Inc.

January 2021 BOD Meeting Minutes

Date: January 17th, 2021

Time 4:30 pm

Location: Zoom

- I. Call to Order: 4:34 pm**

- II. Roll Call & Establishment of Quorum , 2021 Board Members :**
Wendy Dobson, Angi Gavin, Bill Greaves, Linda Reid, Meg Robinson,
Scott Smith, Valerie Stephenson, Randall Thompson, Ben Winter
Established HOA BOD Quorum
Present: Anville Francis

- III. Approval of November 2021 BOD Meeting Minutes – Motion,**
seconded.

- IV. Introduction of 2021 Board of Directors & Officers Elected**
President – Valerie Stephenson
Vice President – Randall Thompson
Treasurer – Scott Smith
Secretary – jointly Linda Reid & Meg Robinson

- V. Fill Committee Chairs**
Grounds – Ben Winter
Pool – Denise Doepke
ARB - Bill Greaves
Social – Katie
Block Captain Lead – Angi Gavin
Newsletter Publisher – Wendy Dobson
Website Maintenance – Wendy Dobson
Creek Task Force – Bill Greaves, Travis Stephenson

VI. Determine Monthly BOD Meeting Schedule

Suggestion that the BODs meet every second month, on the 3rd Sunday at 4:30pm

VII. Determine Social Event Dates

- a) Easter Party on Saturday April 3rd
- b) Pool Opening - Memorial weekend Saturday May 29th
- c) Summer Party – June
- d) Halloween Party – October 31st
- e) Neighborhood Workdays – April/May and October

VIII. Treasurer’s Report & Financial Overview - Linda Reid

- a) Operating Account: \$ 5,481.95
- Rainy Day Fund: \$57,966.77

We would have burst our budget with the unexpected expenditures that required attention, if it was not for the fact that all remaining outstanding HOA dues were collected and paid in full in December.

- b) New Treasurer, Scott Smith, will prepare a 2021 Operating Budget.
- c) Arrangements will be made with our bank to have Scott authorized as 2021 BOD signatory.
- d) No lien son any Steeplechase residents, all dues are paid in full.

IX. Pool Report

- a) The contract with Goss Boss will continue as they have done an excellent job with our community pool; repairs, to conversion to a salt system which will save the HOA money on chemical expenditure and general maintenance.
- b) During the pool season we will need to hire a bathroom cleaner. The cost of each cleaning is \$25 x 3 times a week = \$75
- c) Pool will be summarized to open on the Memorial Day weekend.
- d) Is Drinking Fountain in working order and is it necessary?

X. ARB Approvals Report – Bill Greaves

Approved requests– 3409 Kentucky Way - Fence
3500 River Downs Drive - Fence

XI. Grounds Report

- i. Pitzer Lawn Management – contact: Lydia Raftery (Office Manager)
- ii. Pitzer removed the Christmas Lights in the first week of the New Year and of the new contract.
- iii. Shall we ask Pitzer to remove the tree debris at a cost of \$300 per load, or shall we ask for volunteers and wait for the City of Edmond second pick-up? Valerie will contact the City of Edmond to find out when this second collection is scheduled to be done in Steeplechase?
- iv. Beaver Trapping contract with Robison Wildlife Solutions (Jarryd Robison) trapped three beavers in November. They will check for new damage in case there are more beavers. We ask for everyone to look for signs of tree damage and report it, if found.

XII. Social Report

Wendy will prepare the first Newsletter to update HOA members.

XIII. New 2021 Business

- a) Level One Management Company (Kari Alig) charge \$750/quarter
- b) Thompson & Winton (Matt Winton) is held on a retainer \$100.
- c) All board members will supply Wendy with their preferred contact information, phone number and email address.
- d)

XIV. Future Challenges and Opportunities –

- a) Rebuild Dam, which includes the removal and safe-keeping of fish, draining pond/ponds, tearing down old dam and build new dam. Estimated cost \$35,000 - \$50,000.

Next Board Meeting March 21st at 4:30pm

Meeting Adjourned at 5:33pm