

**Steeplechase Association, Inc.**  
**August 2022 Board of Director Meeting Minutes**

Date: August 18, 2022  
Time: 7:00pm  
Location: In-person – Steeplechase pool house

2022 Board of Directors

Liz Davies – present by phone  
Angi Gavin – present  
Jerimiah Johnson – present  
Blake Lawrence – present  
Scott Smith – present  
Jon Stock – present  
Randall Thompson – absent  
Anville Francis – present

6 community members present: George Perez, Don Robinson, Meg Robinson, Jordan Burleson, Katrina Burleson, and Robert Reid

- I. Call to Order – Blake Lawrence as President
  - Called to order at 7:03 p.m.
  - Quorum established (7 out of 8)
  
- II. July Meeting Minutes
  - Scott moved to approve July meeting minutes.
  - Jerimiah seconded motion.
  - All present voted in favor of motion.
  
- III. Discussion Regarding Board Vacancy
  - Board member Mehmet Aktas moved out of the neighborhood, leaving a vacancy.
  - A discussion was held regarding whether and if this spot must and/or should be filled, especially given the current board makeup of 8 members.
  - The Board decided to see if there is interest among residents to fill this spot.
  - Angi moved to table the vacancy until the September meeting and allow the Board time to advertise and see if there are any residents interested in filling this spot.
  - Anville seconded motion; all present voted in favor.
  
- IV. Discussion Regarding Grounds Maintenance – Anville Francis and Jeremiah Johnson
  - The tree removal/stump grinding project was completed for \$1170, the amount previously approved by the Board. Pitzer also cleaned up some low-level branches.
  - The grass is improving due to constant sprinkler maintenance and efforts by George and Anville, who have been splitting up responsibilities among the sprinkler stations. We should see continued improvement as Pitzer has agreed to stop cutting the grass so short.
  - There will be some additional sprinkler repair costs in the future, largely due to additional sodding needed.

- The Amberfield sprinkler issue (near the pond) is the responsibility of the City, so any street or sodding work in that area will need to be done by the it, likely with increased prodding by the Board.
- Regarding bridge repair, Jerimiah, Tony and Anville have prepared plans which are ready to receive bids from several different companies (Pitzer, Diversified, etc.). These plans were prepared with cost savings in mind and an in an attempt to reuse as many materials as possible.
- Anville is hopeful we can get it repaired for less than \$10k, but we need to receive bids before a budget for the repairs can really be addressed.
- Bridge repair will be discussed again at the next meeting, hopefully with bids in hand.

V. ARB Requests – Liz Davies and Blake Lawrence

- Three ARB requests were discussed:
  - (a) Black shingles on roof
    - This request was denied by the Board. The covenants specifically state that Weatherwood or a like color should be used, and the intent was to have uniformity among the homes. While some deviations are acceptable, a black shingle is not. Liz will inform homeowner of denial.
  - (b) Turf in front yard
    - This request was also denied by the Board. Although there is nothing specific in the covenants about turf, the ARB has a duty to “preserve and enhance values and to maintain a harmonious relationship among structures, and the natural vegetation and topography of the Property.” Covenants at Art. XIV, Sec. 2.
  - (c) Solar panels
    - With respect to solar panels, as with shingles and turf, the issue is one of uniformity or “harmony” among neighborhood structures.
    - Liz will follow up with the resident seeking more specific information regarding his request, particularly regarding whether the panels will be visible from the street, and if so, how visible.
    - This issue will be discussed again at the next meeting.

VI. 2022 Steeplechase Event Calendar – Blake Lawrence and Anville Francis

- Blake circulated a proposed revised 2022 Steeplechase Event Schedule (originally circulated by Anville) to ensure the Board is meeting all upcoming deadlines and prepared for events.
- Anville proposed moving the vote on the dues increase through CPI to October 20 versus December 1. This was the only recommended change to the draft schedule.
- Scott will make sure Level 1 knows about the Nov. 30 dues notice deadline.
- Anville moved to approve the 2022 Steeplechase Event Schedule Blake circulated with the CPI-related change to October 20.
- Scott seconded motion; all voted in favor.

VII. Summer party updates – Angi Gavin

- Kristy already brought projector screen and DVD player for pool movie night, and she created a poll on Facebook regarding which Disney movie will be played.
- We will have a popcorn food truck which also serves frito chili pie, etc., and have provided them an estimate of around 100 people.
- The party will begin at 5:30, with the movie showing around dusk or a little before (around 7:00).

- Kristy will create a volunteer sign-up if needed, but so far she has not needed any help.
  - A party announcement will go out via email and on Facebook, and it has already been posted on the website.
  - Angi/Anville will look to see if we have “summer party” signs to place at neighborhood entrances.
- VIII. Pool issues – Randall Thomas (absent, so Scott addressed these issues)
- Per the pool company, there are brown recluse spiders hatching and increasing in number in the pump room and restrooms.
  - Scott will contact pest control and make sure someone can meet the pest company at the pool house to let them in to spray.
  - The pool will close on Sept. 11.
- IX. Treasurer’s report – Scott Smith
- Scott circulated an updated report. We now have a better idea of where we stand year to date, especially re pool.
  - We are in pretty good shape on most categories; on a few we’ve met the max we budgeted (sprinkler repair and pond repair, specifically).
  - We will maybe have some additional tree replacement, etc. for the fall.
  - Around August 12, Scott authorized Level 1 to start filing liens on homes whose residents have not paid dues. There are approximately \$7500 in delinquencies (around 12 homes).
  - Finance charges will also be assessed beginning 08/01/22.
- X. Miscellaneous
- A resident present at the meeting voices concerns over blocked sidewalks (parked cars, etc.). Blake will address this issue at the annual meeting.
- XI. Set Next Meeting Date and Adjourn
- Next meeting is set for **Thursday, September 15, 2022, at 7:00 p.m. at pool house**, weather permitting.
  - Scott moved to adjourn; Anville seconded motion; all voted in favor.
  - Adjourned at 8:05 p.m.