

SRHA General Meeting Minutes

March 22, 2018, 7:30 p.m.

Call to Order: 7:30 pm

Number Attending: 14 members

Meeting Agenda:

Approval of meeting agenda

Approval of last meeting's minutes

Welcome New Residents or First-Time Meeting Attendees

Introduce Board

Financial Report

- Current member counts
- 2017-18 actuals
- Review of reserve accounts

Sever Road Project Review

Calendar of events and discussion

Permanent Member Option

Priorities for improvement

Operating budget (vote)

Drawings

Adjourn

Approval of Meeting Agenda

Meeting began with a motion to approve the agenda. Motion was granted and approved.

Approval of Prior Meeting Minutes

Motion was made to approve the meeting minutes from the November 2017 General Membership Meeting after request to revise date to "11/30/17". Meeting minutes were approved without opposition.

Welcome New Residents or First-Time Meeting Attendees

There were no first time meeting attendees present.

Introduce Board

Time was spent introducing the new board members and their roles on the board.

Financial Report

Financial report was given. Presented 2017-2018 actuals and discussed balance of accounts at end of 2/28/18. Copies are attached to minutes. As of 2/28/18, membership counts for the 2017 fiscal year was 273 community members and 123 facility members. Membership counts for 2017 fiscal year are 90 facility / 198 community. Total Income of \$78,955.35 and Total Expenses of \$49,044.68. Reviewed reserve balances and final payment toward Tennis Court Completion.

Proposed that \$4,251 of \$12,754.16 balance from 2017 fiscal year be moved into Long Term Reserve accounts. Proposal was made to take 10% of \$12,754.16 and add to the Emergency Reserve, and then split the remaining into the 3 Long-term Reserve Accounts.

Sever Road Project Review

Discussed status of Sever Road Project – specifically the completion of new landscaping, fence repair, and painting, to complete efforts to improve aesthetics caused by removal of trees by Jackson EMC. Reviewed the final allocation for completion of the project, including the final Adopt-a-Shrub donations (\$11,699.65). Time was spent on cost savings that were obtained by less watering than originally budgeted for due to rainfall amounts. Board confirmed that painting and repair of the fence was a one-time action item. Below is the breakdown of cost/payment for the project:

Expenses:

Fence Repair: \$ 391.62
Fence Paint: \$18,698.89
Painting: \$ 1,690.42
Stump Removal: \$450.00
Plants/Landscaping: \$19,875.48
Watering: \$0
Total: \$24,276.41

Funding:

Donations: \$11,723.62
LTC Budget: \$5900.00
Facility Flower Budget: \$880
Long Term Transfer to Community: \$5422.79
Community Flowers Budget: \$350
Total: \$24,276.41

Bylaws Change – Vote

Proposed change to Article 2; Section 3 of the Bylaws to include the underlined addition below :

Exception: Once an owner of real property in Steeplechase Subdivision joins the Association as a Permanent Community member, through the execution of Consent and Joinder to Declaration of Mandatory Membership Steeplechase Resident Homeowners Association, Inc., current and any future homeowner is obligated to join the Association as a Community Member and is subject to the annual dues.”

Bylaw change was approved unanimously.

Calendar of Events and Discussion

- Easter Egg Hunt, March 31
- Camp Steeplechase, April 28 – Mary Gonzalez discussed the upcoming renewal of “Camp Steeplechase” camping event
- Swim team registration, ongoing
- Community Garage Sale, May 4-5
- Neighborhood Open House
- Pool Opening
- Workday, May 19
- Memorial Day parade and party, May 28
- July 4th/Independence Day – June 30
- Back to School Ice Cream Social, August 5
- Adult Close the Pool Party, September 22
- Pool Closes, September 23
- Arts & Crafts/Chili Cookoff, TBD
- Community Garage Sale, October 5-6
- Fall Festival, November 3 (takes place of Halloween Party)

Permanent Member Option

Discussed progress of committee in targeting small sections of neighborhood. Considerable time spent discussing need for more help, due to the time commitment involved in going door to door. As of 2/28/18, there are 78 permanent members. Plans made to use Open House as another attempt to attract new permanent members. Ideas for Incentives or hiring college students were thrown out. Doug Benson mentioned using email software for methods of invoicing and contacting Permanent Members for payment, which will be reviewed by the board at future HOA Board meetings for feasibility.

Priorities for Improvement

- Sever Road entry wall repair (Starter Gate) – Complete Starter Gate repair
- Drainage control at court 3
- Pavilion renovation
- Landscaping/drainage above courts 1 & 2 observation area
- Pond maintenance/repairs
- Sink Hole around parking lot runoff
- Court 4
- Leaning Wall at Dean Road entrance / stumps

Operating Budget Vote

Operating budget proposed and reviewed by membership. Motion was made to approve the budget. 2nd to approve the budget was received. All approved.

Meeting Adjourned