

# Steeplechase Residents Homeowners Association

## General Membership Annual Meeting

November 14th, 2023 7:00pm

### Attendees

#### Board Members

Jon Lovejoy

Lily Still

Tori Covington

Mpra Johnson

Al Cherpak

Pam Cox

Mark Goldsmith

Klarissa Reese

Jeremy Ladd

Vikki Sayegh

#### Households Represented

Nate Orrico

Matthew and Shelby White

Andy Tourville and Melanie Pickering

Greg and Danielle Butera

Freddy Mosso

Bryan and Nikki Schroeder

Richard and Sorel Grullon

Bill and Sally Campbell

Bill and Pat Wagner

Tim Tyler

Ed and Nancy Hawkins

Tony and

Katherine Colley

Alea Kelly

Victoria Ladd

Ron and Lori Thomas

Scot Sherwin

Tony and Heather Jonovitch

George and Leslie Brodnax

Lynn Cherpak

#### Community Proxies

John Anderson

Diana Cora

Hilda Penide

William Ortega

Ansel Richards

Juan Mata

Mary Goldsack

#### Facility Proxies

Trazona Montague

Erik Carter

Laura Sly

Jose Gonzalez

Dori Garcia

Jeremiah Adkins

Michelle Henderson

Christy Vallance

Alexis Alfaro

Maria Taylor

## **Call To Order**

The meeting was called to order by the Chairman at 7:03 pm.

## **Introduction of Board**

The Chairman introduced the current board members to the community.

## **Approval of March Meeting Minutes**

The March minutes were distributed to the community members. Scot Sherwin motioned to approve the minutes, and Ed Hawkins seconded the motion.

- The community voted to approve the March minutes with 25 votes.
  - Two households abstained from voting due to not having had time to review the minutes.
  - One household voted to not approve the minutes due to not having had time to review the minutes.

## **Approval of Agenda**

The agenda was distributed to the community. Scot Sherwin motioned to approve the agenda, and Ed Hawkins seconded the motion.

- The agenda was unanimously approved.

## **Thank you to members**

The Chairman recognized and thanked individuals for their service to the community during 2023, including:

- Gatekeeper families
- Workday support
- New Yard of the Month Committee
- Board members
- The Chairman acknowledged Al Cherpak again for his efforts two years ago to fill out a depleted board.

## **Financial Report**

- Current membership numbers: 163 Community / 126 Facility = 289 Total
  - November 2022 we had 142 Community / 130 Facility = 272 total
- Bank balance= \$ 5,707.55
- Income= \$86,433.93 (2022 - \$ 89,716.33) against budgeted \$89,252.90
- Expenses= \$78,517.06 (2022 - \$60,526.67) against budgeted \$89,252.90
- Permanent membership number = 140 actual 7 pending (140 actual 7 pending – Nov 2022)
- Long term total is 73,180.34

- Community – \$18,233.63
- Facility -\$26,672.06
- Pool – \$16,521.20
- Tennis It – \$7,190.76
- Emergency \$4,562.69
- Difference between contractor billing and insurance is 23,734.20.
- Remaining after additional funds from insurance of 12,433.00 is 11,301.20
- Remaining to transfer from reserves is 1,301.20 after insurance funds are received.

**The detailed financial report was handed out prior to the beginning of the meeting.**

- A community member inquired about the community landscaping materials costs of \$792.01.
  - The board answer: This expense was for pine straw for the entrances in May and October.
- A community member inquired about the expense for the garage sale expenses of \$1318.
  - The board answer: We did not have sponsors for the dumpsters this fall, so there was an additional cost of \$525.00.
- Expenses for the bathroom remodel/repairs, and leak detection for the pool were explained by Al Cherpak and Jeremy Ladd:
  - \$3049.53 for bathroom remodel
  - \$67,587.21 for repairs to bathrooms, pump room and additional items damaged by the freeze
  - Leak detection for pool was \$2302.60
  - The difference between what the insurance wanted to pay and what the contractor cost was \$27K.

Possible additional reimbursement is \$12,433. At this point we are \$1300 over budget.

---

**Details:**

- There were two leaks in the skimmers and 3-4 places where there was potential for leak, so we repaired all of them.
  - The pool leak problem, which has existed for multiple years, was resolved.
  - The entire pool pump system was revamped as well, including plumbing.
- Bathrooms remodeling began, and during the project a pipe burst and rained down water, flooding both bathrooms.
  - The new heaters and partitions had to be taken out and gutted.
  - The lines were re-directed and re-insulated to avoid this from happening again.
  - During the damage assessment, it was discovered that we had termite damage.
  - After the mitigation company got the facility dried out, the floors were retained but the walls had to be replaced.

- In the pump room we decided to improve the ventilation so it would not get so hot in there, which was bad for the equipment.
- We also discovered that the electrical box for the pool lights were damaged and had to be replaced.
- The shower knob for the outdoor shower burst, and this was also discovered at a later date.
- We have all new amenities in both bathrooms.
- The fountain and the aerator became old, and the excess sediment ion in the pond caused it to clog and burnout the motor.

We do have a termite bond now; however, the termite damage was incurred prior to the bond.

---

## 2023 Recap

- Bathroom renovation/remodel/restoration project completed
- New playground installed
- Pool pump system repaired (repair/replacement corrected ongoing leak)
- New umbrellas for pool deck tables
- Commencement of planning/fundraising/work on Court 4 MAC project
  - The Chairman provided clarification on the rules for the project, and the waiver for those who make donations.
  - We currently have \$200 plus pledges of \$1000.
  - Pat Wagner inquired about a contingency plan in case we do not raise the \$5K needed to complete the project.
    - The chairman stated that the cost will likely be far less than \$5K.
    - The fence repair is not included in the \$5K.
    - Andy Tourville requested to discuss Court 4 at the next board meeting in January, 2024.
      - Jon will determine whether we will need a special meeting or an open board meeting.
- Memorial Day Parade and Banner
- Graduation Banner/Veterans Day Banner
- July 4th Party/Fireworks
- Back to School Social
- Adult Close the Pool Party
  - We made \$200 on the chili cook-off.
  - We had 10 chili cook-off participants and 9 vendors for the artists market.
- We now have a community partnership with Boy Scouts / Girl Scouts to use the pavilion for meeting in return for their participation in two work days in 2024.

- We had 11 participants for youth tennis classes this year, and we will continue next year.

### **2023 Remaining Items**

- We will collect the community member yard signs before March next year and replace them in April next year.
- Mr. & Mrs. Claus Visit on 12/3 at 4:00.
  - Requesting everyone to bring an unwrapped toy or pay \$10 for photos with Mr. and Mrs. Claus.
- PJ party on 12/2 from 6-9 pm (event details will be on eblast and event page of Facebook) pizza, games and movie with popcorn. \$15 per kid or \$30 per family max

### **2024 Priorities**

- Collection of remaining insurance reimbursements for water damage to bathrooms
- Pool deck resurfacing (pending quotes and availability of funds)
  - We are considering something that goes on top of the existing concrete, depending on the cost.
  - Our current pool company is going to provide an estimate in the next couple of weeks.
- Opening of Court 4 MAC in March
  - This will be further discussed in January, 2024.
- Repair to Dean Road Entrance Wall (pending approval at Special Meeting)
  - Mark secured an estimate of \$18K for the wall and an additional \$3K to remove the landscaping for access to the wall. He is seeking additional estimates.
    - Mark was informed by two contractors that trying to reinforce the existing wall is not a viable idea., and that a retaining wall will be needed.
    - This will be brought before the community at a special meeting for a vote once the details are finalized.
  - Pat Wagner noted that there are also trees growing near the Sever Road entrances, and we need to determine whether the trees are on our property or a resident's property.
    - If they are on the resident's property, they should be notified that the trees need to be removed. This will be discussed further at a later date.
- New Facility fob system (pending final decisions and availability of funds).
- Revamping of communications platforms (neighborhood bulletins/internal recordkeeping)
- Capital Campaigns –pool deck furniture pledges
  - Pam reported that we have approximately 4K either collected or pledged.

- We have decreased our goal from \$28K to approximately \$5K to replace the tables and chairs, and we are considering re-strapping the lounge chairs.
- The pool furniture will be prioritized over tennis furniture.
- Flock Security Cameras
  - Jon explained to the community members what the flock cameras will do and how they work.
  - The cost is \$2500 per camera per year, which equals \$7500 per year for all three entrances.
  - Mark asked whether the community members would be interested, and most people raised their hands if the money was available.
- Midland Way Speed Tables Installation
  - There is a delay at the county, and Mark will have more information in the near future.
  - There will be 6 speed tables on Midland Way.
- Proposed increase to community dues.
  - Klarissa proposed an increase in community dues to \$125/year, without raising the facility dues.
    - Discussion ensued with comparisons of the amount of dues for neighboring communities.
  - Greg Butera motioned to raise the community dues to \$150 for 2024, with facility/community combination dues remaining \$510. Lynn Cherpak seconded the motion.
    - The motion was passed with a unanimous vote.

### **Elections of 2024 board members**

Prior to commencing the voting, Pam announced that we have received six signed Proxy Forms from community members and ten signed Proxy Forms from facility members.

A board member read the description of each board position prior to nominations, when requested.

#### **Swim and Tennis Director**

- Mpra John has served for one year and stated she is willing to continue.
- Bill Wagner was nominated and accepted the nomination.
- Each candidate took the opportunity to make a statement.
  - Mpra Johnson was elected by a vote of 26 votes to Bill Wagoner's 9 votes.

#### **Operations Director**

- Al Cherpak has served for one year and stated he is willing to continue.
- No one else was nominated, and Al will be the Operations Director in 2024.

#### **Facility Social Director**

- Lily Still has served for more than two years and stated she is willing to continue.
- No one else was nominated, and Lily will be the Facility Social Director in 2024.

#### Webmaster

- Freddie Mosso was nominated and accepted the nomination.
- No one else was nominated, and Freddie will be the Webmaster for 2024.

#### Community Social Director

- Pam Cox has served for more than two years and would like to step down.
- Alea Kelly was nominated and accepted the nomination.
- No one else was nominated, and Alea will be the Community Social Director in 2024.
  - Alea stated that she would like to step down as the C.O.P.S. liaison, and if no one else wants to do it, Stella York has volunteered.

#### Communications Director

- Tori Covington has served for two consecutive years and would like to step down.
- There were no nominations for Communications Director, and the board will continue to seek someone to fill the position.

#### Facility President

- Jeremy Ladd has served more than two consecutive years and stated that he is willing to continue.
- Tori Covington was nominated for the position and accepted the nomination.
- Each candidate took the opportunity to make a statement.
- Tori decided to decline the nomination.
- Jon Lovejoy was nominated and accepted the nomination.
- No vote was required, and Jon Lovejoy will be the Facility Director for 2024.

#### Community President

- Mark Goldsmith has served two consecutive years and stated he is willing to continue.
- Nate Orico was nominated and accepted the nomination.
  - No vote was required, and Nate Orico will be the Community President for 2024.

#### Treasurer

- Klarissa Reese has served two consecutive years and would like to step down.
  - There were no nominations for Treasurer.
  - Klarissa will continue as Treasurer while the board seeks a replacement for 2024.

#### Secretary

- Vikki Sayegh has served two consecutive years and stated she would like to step down.

- Tony Jonovitch was nominated and accepted the nomination.
  - No vote was required, and Tony Jonovitch will be the Secretary for 2024.

#### Chairman

- Jon Lovejoy has served two consecutive years and stated he is willing to continue.
- Jeremy Ladd and Pam Cox were nominated, and they both accepted the nomination.
- The candidates took the opportunity to make a statement.
  - Pam Cox was elected by a vote of 19 to Jeremy Ladd's vote of 15.

#### **Adjournment**

The Chairman adjourned the meeting at 9:30 pm