

# Steeplechase Homeowner's Association

## General Meeting

March 29, 2022

7:00 pm

### In attendance:

**Board Members: Jon Lovejoy, Klarissa Reese, Vikki Sayegh, Nate Orrico, Mark Goldsmith, Jeremy Ladd, Lily Still, Tori Covington, Jose Gonzalez**

### See Sign-In Sheet

**Meeting was called to order by Jon Lovejoy at 7:12 pm.**

- Handouts included General Meeting Minutes from November 16, 2021 and proposed budgets.

### Chairman – Jon Lovejoy

- Introduction of the 2022 board members
- Review of November 2021 General Meeting minutes.
  - Alexis Alfaro motioned to approve the minutes, and Tori seconded the motion. The members voted to approve the minutes.
- Jon shared all the projects for the April 23<sup>rd</sup> community work day.
- Nate noted that part of the fence is falling down on Sever Road, and it is killing our bushes and is an eyesore. It was stated that the home is owned by Invitation Homes, and they will be asked to repair it. Mark will let the county know the address, and they will speak with the owners.

### Social Calendar - Lily

- Easter Egg Hunt scheduled for April 16<sup>th</sup>. She requested volunteers to hide the eggs. Facility and community members are invited this year.
- Garage Sale on weekend of April 23<sup>rd</sup>, which will include a dumpster on Friday through Monday, and it is open to all community members. There will be restrictions on what can be disposed of. Updates will be posted on the Facebook page.
  - Tori shared that Gwinnett County will have their toxic waste disposal that same weekend, and it will be at the fairgrounds.
  - The same weekend we will have a work day.
- In May we will have the graduation banner. We will collect names at the end of April, and we hope to have the banner up during the first week in May.
- Teacher appreciation week will be in May, and Lily asked for nominations of teachers to be celebrated.
- Also in May, there will be a student event at the pool for 2 hours and open the pool for all kids and their families to enjoy.
- Memorial Day parade is at 10:00 am, and the pool party will begin at noon for facility members.
- We are working on photo contests for the spring and summer months.
- July 4<sup>th</sup> fireworks and barbeque are facility members only.
- August – back to school event to be finalized.

- In September there will be a first responders' event, a close the pool party, and **(I think I missed something for September)**. These are for facility members
- In October there will be another fall festival.
- In November we will have a Veterans Day banner and brunch.
- In October and December we will have a yard/house decorating contest.
- In December we will host Santa and Ms. Clause.
- We are looking into doing another off-site adult event.
- There will be communication at the beginning of April on Facebook and in the newsletter with details of all events.
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## Financials – Klarissa

- Presented the proposed 2022 budget.
  - There were questions about the increases in the cost of pool maintenance and landscaping. The questions were addressed by Jeremy, including the increased price of chlorine, labor, and wood. The existing contractor's price increased, so we shopped and hired a new contractor.
  - Nate stated that the new landscaping company, Russell Landscape, will provide more services than the previous contractor, and they have large equipment to complete big jobs that need to be done.
    - Sally Campbell and Stella York made specific requests about trimming the bushes, and Nate stated he would be on top of it.
  - Sally Campbell expressed concern that the increase in facility dues is largely due to the increase in landscaping costs; however, the community dues did not increase.
    - Jeremy addressed the concerns by sharing that last year we offered discounts to get more permanent community members, and the board felt that it might seem unfair to increase the fee this year. Also, much of the facility increase is due to the increase in pool maintenance. If we continue our efforts to get more permanent members, we will be able to share the expenses more equitably in the future.
  - We currently have 136 permanent memberships and 428 homes in the subdivision. We would need 214 to make 50%. Before last year, we had 94 permanent members.
  - To date, we have 222 community members and 102 facility members. Last year we had 256 community members and 121 facility members. Normally we see a bump when the pool opens.
    - Pat Wagoner noted that her next door neighbor is confused about what it means to be a permanent member and inquired about the board's plan to get more permanent members.
      - Tori offered to push for it in the communications.
    - Pat Wagoner inquired about the plans for the increase in tennis courts budget.
      - Jeremy stated we are going to clean the mildew from the courts. Also on the far side of court #3 there is a large crack that needs to be addressed this year. Also we will replace some wind screens.
      - Sally Campbell commented on the condition of courts #3 and #4 and asked to explore other options for that area.
        - Nate stated that we would need additional funds to develop a new project.

Pat Wagoner motioned to approve the 2022-23 operating budget and Alexis seconded the motion. The members voted to approve the budget of \$83,760.00.

- Klarissa asked to approve the 2021-22 budget and allocation of the excess funds of \$4230.36 for back taxes and accounting services, and any remaining excess into the tennis fund. \$17,350.14 to be allocated to facility swing set (\$3000), Tennis (\$3228.78) pool (\$3228.78), community (\$3228.78), facility (\$3228.78), and long term emergency (\$1435.02).

Alexis motioned to approve the allocations from the 2021-22 budget and Renton Reese seconded the motion. The members voted to approve.

- Alexis suggested offering a senior citizens discount for facilities fees next year. Individuals 65 and over would qualify.

#### **Facility – Jeremy**

- The sediment ponds need to be dredged.
- Playground needs to be repaired or replaced.
- We are posting new LED lights and placing some cameras to stop night time activity in restricted areas.
- The pool was re-plastered, and we are up to code with signage.
- The pool opens Mother's Day weekend.

#### **Communications – Tori**

- Please join our Facebook group.
- If you would like to advertise in the newsletter and Facebook group, the cost is \$20/issue.

#### **Community – Mark**

- Everyone is encouraged to assist in planting flowers and spreading pine straw on the upcoming work day.
- Mark contacted the county about speeding in the neighborhood, and they have installed devices to measure the speed on Paper Chase. Then they will post them on other streets, one at a time.
- Lynn Cherpak stated that the lights are out at the Dean Road entrance. Mark will investigate.

Jon motioned to adjourn the meeting at 8:55. Tori seconded the motion, and the members voted to adjourn.