

Steeplechase Residents Homeowners Association

Board of Directors Meeting 6:30 pm on July 17, 2025

Attendance:

Tony Jonovitch
Jon Lovejoy via phone
Stella York
Laura Sly
Shelby White
John Sparger
Ryan McLaughlin
Mpra Johnson
Janique Molborn
Alea Kelly

Call to Order

Meeting was called to order by Chairman at 6:46 pm

Agenda was passed out and reviewed by Chairman

Approval of Minutes

There was one correction that needed to be made to the June minutes. Stella was not referencing Russel landscapers when discussing starting communication early. She was referencing starting communication to permanent members sooner. The June minutes have been corrected.

Motioned to approve the minutes with the correction was brought by Ryan; Mpra second; minutes passed unanimously

Reserve Accounts

Community Long Term- \$28,514.02

Facility Long Term- \$16,163.28

Pool Long Term- \$16,521.20

Tennis Long Term- \$7,190.76

Emergency Long Term- \$5,820.22

Total- \$74,228.21

- We currently have 123 community and 110 facility members (plus two outside facility memberships). Was at 135 community and 114 facility last year
- There are 27 permanent members who have not paid yet. Alea offered to look up owners
- Laura added the subcategory of Fireworks under Facility Social so that we can see where the overage is

Tony - Chairman

- HVAC for restrooms - waiting to complete other projects
- Remaining Board meetings 8/12, 9/16, 11/11
 - With community 11/18 & Board Christmas at the Lovejoy's

Ryan - Communications

- Quarterly newsletter - next edition scheduled for August
- Janique sending picture of July yard of the month and events
- Need to gather payment from newsletter sponsors

Shelby - Secretary

- The Welcome community has not visited new neighbors recently because Mary says she cannot get a list of closures. Stella offered to provide a list of property closures from January 1 to YTD.
- I need to email Fredy the details about the new HVAC protocol and to make it clear that pavilion requested time should include set-up time and not just event time

Jon - Facility President

- Community work day leftovers include needing help with staining
- Repair work for neighbor with damaged fence will take place during next work day
- Painting court 4 will take place during Fall work day
- Still need to finish shingling on pool deck overhang
- Received a quote of \$3600 to replace the water fountain. John & Jon will research options
- Looking at genetically altered fish to eat the algae in the pond
- HOA to pay for materials for the pollinator garden Mary is creating
- We're going with blue pickleball lines since that's the standard. We need straps.

- Working on contract with Peak for trash can cleaning. Proposing
 - Monthly March - Oct, Quarterly Nov - March
 - Cost \$300
 - Need to confirm that swim team will pay for half

Stella - Community President

- There is a leak at the entrance across from Jackson Elementary (Sever Rd) that will cost \$600 to fix. We're waiting until the road work is completed in 2027
- Stella will take care of August yard of the month
- Continuing to look into sprinklers not working
- Stella shared schematic of Sever road changes via email before the meeting

John - Operations Director

- Coordinating jobs with Jon

Alea & Janique - Social Directors

- Review calendar
- Creating a checklist of things needed for events
- August 9th Back to School party
- Tailgating event - looking at Georgia/Tennessee game 9/13

Mpra - Swim & Tennis Director

- Planning a Fall pickleball social
- We need new hula hoops
- Working on a picture and write up for the newsletter
- Dumpster pickup - Mpra to coordinate for the end of the month
- Swim team banquet 7/22

Wrap-up and scheduling of next meeting

Next board meeting will be held at 6:30 PM on August 12

Shelby recommended we get Blue Whale to conduct an assessment of the pool to see what work needs to be done so we can create a plan

Adjournment

John motioned to adjourn the meeting and Alea seconded the motion.

The meeting was adjourned at 7:49 pm