

STEEPLECHASE COMMUNITY SERVICES ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
MONDAY, JANUARY 16, 2023
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I. CALL TO ORDER

The meeting was called to order at 6:30 by Board President Judi Lewis.

II. ROLL CALL

Board Members Present: Judi Lewis, Scott Hinsch, Randy Wolfe, and John Paravati
Board Members Absent: Jim Cibrone
Management: None

III. TREASURER'S REPORT

- A. Approval of Monthly Financial Report – The December 2022 report was reviewed by Scott Hinsch. A motion was made by Randy Wolfe, seconded by John Paravati, and passed to approve the report as received.
- B. Investment Committee Report – Dox Fox discussed the status of the Investment Account. Judi Lewis asked for comments on possibly having CMA do a new reserve study. Don Fox explained that the current study is not easy to read and understand. Judi will set up a meeting the CMA, the finance committee, and the Board.

Alan DeBona, 1038 Duncan Lane, presented a model for the Board's consideration. The model would be useful if the Board were to decide to take a different approach to determining monthly assessments.

IV. SECRETARY REPORT

- A. Approval of Board Meeting Minutes – A motion was made by Randy Wolfe, seconded by Scott Hinsch, and passed to approve the September 19, 2022, meeting minutes.

V. COMMITTEE REPORTS

- A. Community Relations Committee – No report.
- B. Community Decorations Committee – Judi Lewis reported that the company that previously decorated the community for the holidays had been cancelled. Most of the decorations were in bad shape so it was decided that only the entrance would be decorated. A storage unit has been rented to store the decoration among other things.
- C. Environmental Protection Committee – No report.
- D. Internet Committee – Marco Giuntini showed the new website and discussed the features to those in attendance. A motion was made by Scott Hinsch, seconded by Randy Wolfe, and passed to turn on the new website. Information will be put in the next newsletter asking homeowners to log on to the site and forward their comments and suggestions.
- E. Landscape Committee – John Pavarati reported that the Greenleaf contract was renewed for two years. There is \$10,000 left in the 2023 budget for landscaping improvements.
- F. Library Committee – No report.
- G. Newsletter Committee – The next edition is currently being worked on.
- H. Social Committee – The committee is working on the arrangements for the community picnic.
- I. Welcome Committee – No report.

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VI. UNFINISHED BUSINESS

- A. Lamp Posts – Judi Lewis stated that there are currently 19 lamp posts in the community that stay on all day and night. A work order has been sent to McGervey for the repair.

VII. NEW BUSINESS

- A. 2023 Plans – Judi Lewis stated that all committees will be held to their budget for 2023.

VIII. MANAGEMENT REPORTS

- A. Work Order Reports – No questions.
- B. Violation Report – No questions.
- C. New Owner Report – There were two new owners in the month of December.

IX. DATE, TIME & LOCATION OF NEXT MEETING

March 20, 2023, 6:30, Weyman Road Fire Hall

X. ADJOURN

The meeting was adjourned by Judi Lewis.