

STEEPLECHASE COMMUNITY SERVICES ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
MONDAY, MARCH 20, 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 Jim Cibrone
Board Members Absent: John Paravati
Management: Tammy Mersing

III. TREASURER'S REPORT

- A. Approval of Monthly Financial Report – The February 2023 report was reviewed by Scott Hinsch. A motion was made by Jim Cibrone, seconded by Randy Wolfe, and passed to approve the report as received.
- B. Investment Committee Report – Dox Fox was not present and no report was given.

IV. SECRETARY REPORT

- A. Approval of Board Meeting Minutes – A motion was made by Scott Hinsch, seconded by Jim Cibrone, and passed to approve the January 16, 2023, meeting minutes.

V. COMMITTEE REPORTS

- A. Community Relations Committee – Chuck Chasler reported that a letter is being sent to the Wesley School Administrator regarding the dumpster at their location being over full and the trash blowing out and down Caste Drive. If nothing is done the situation will be addressed with the Borough.
- B. Community Decorations Committee – Jim Cibrone stated that new holiday decorations are needed.
- C. Environmental Protection Committee – No report.
- D. Internet Committee – Dave Alison reported that the new website is up and running. There are a few things that are going wrong but they are being worked out.
- E. Landscape Committee – No report.
- F. Library Committee – No report.
- G. Newsletter Committee – No report.
- H. Social Committee – No report.
- I. Welcome Committee – No report.

VI. UNFINISHED BUSINESS

- A. Alan DeBona of 1038 Duncan Lane was present to further discuss his model for determining monthly assessments. Judi Lewis advised Mr. DeBona that she had an Attorney review the governing documents and write a legal opinion based on those documents. Judi read from the opinion and then advised Mr. DeBona that there would be no further discussion and that the subject would now be considered closed.

VII. NEW BUSINESS

- A. Financial Review Bids – The Board was presented with three bids from CPA Firms to perform the review and prepare the tax return for 2022. After discussion, Bryan Hinds of Creese, Smith, Hune & Co. was chosen for a cost of \$6,000.

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- B. Snow Removal Bid – The Board reviewed the snow removal bid received from Chris Bonomi Landscaping. It was decided that the snow removal conversation would be tabled until the September meeting.
- C. Investment & Finance Committee Charter – Judi Lewis presented the revised charter for the Board to review which will give the responsibility for regular oversight and review of the operating fund to the committee. The Charter was approved unanimously by the Board Member.
- D. Asphalt Committee Charter – This charter will establish a committee responsible for analyzing the status of asphalt and concrete in the community. The Charter was approved unanimously by the Board Members.

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 February.

IX. DATE, TIME & LOCATION OF NEXT MEETING

May 15, 2023, 6:30, Weyman Road Fire Hall

X. ADJOURN

The meeting was adjourned by Judi Lewis.

James R. Wolfe 5/15/23