

**STEEPLECHASE COMMUNITY SERVICES ASSOCIATION, INC.**  
**BOARD OF DIRECTORS MEETING**  
**MONDAY, SEPTEMBER 18, 2023**  
**PAGE #1**

**I. CALL TO ORDER**

The meeting was called to order at 6:00 by Board President Judi Lewis.

**II. ROLL CALL**

Board Members Present: Judi Lewis, Randy Wolfe, Jim Cibrone, John Paravati, and Jeannine Carver

Board Members Absent: None

Management: Tammy Mersing

**III. TREASURER'S REPORT**

A. Approval of Monthly Financial Report – The August 2023 report was reviewed by Don Fox. 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 discussed the status of the investment accounts.

**IV. SECRETARY REPORT**

A. Approval of Board Meeting Minutes – A motion was made by Randy Wolfe, seconded by Jim Cibrone, and passed to approve the July 17, 2023, meeting minutes with a typographical correction to section 7a.

**V. COMMITTEE REPORTS**

A. Asphalt Committee – Randy Wolfe reported that asphalt maintenance repairs will be completed next month. He distributed colored maps of the areas to be repaired for the homeowners to review. Randy stated that in 2024 more repairs will be scheduled and in 2025 resurfacing will be done. The Board discussed the request for more parking on Lantern Hill Extension. The subject was tabled.

B. Community Relations Committee – No report.

C. Community Decorations Committee – No report.

D. Environmental Protection Committee – No report.

E. Internet Committee – Dave Alison reported that there had been a small issue with the website the prior week but it is back up and running smoothly.

F. Landscape Committee – Judi Lewis stated that all 3 landscaping contracts are in place and the contractors are moving along.

G. Library Committee – No report.

H. Newsletter Committee – No report.

I. Social Committee – Betty Long was not present so Judi Lewis read her report about the upcoming social events.

J. Welcome Committee – No report.

**VI. UNFINISHED BUSINESS**

A. Items to be discussed at this Meeting.

1. Comcast Commission – Judi Lewis reported that all of the commission from the last few quarters has now been received.

**STEEPLECHASE COMMUNITY SERVICES ASSOCIATION, INC.**  
**BOARD OF DIRECTORS MEETING**  
**MONDAY, SEPTEMBER 18, 2023**  
**PAGE #2**

**VII. NEW BUSINESS**

- A. Window Muntins – A motion was made by Jeannine Carver to eliminate the rule stating that all windows must contain window muntins. The motion was seconded and passed. The owners now have the option to have or not have window muntins.
- B. Lamp Posts – Judi Lewis reported that she had contacted 3 different electricians to see if the lighting can be increased in the current lamp posts or if they need to be replaced. She has not yet received any response. There are currently 48 regular lamp posts throughout the community and 2 larger ones at the entrance. Mark Bonomi quoted a price of \$75 each to sand and paint the lamp posts. The issue will be further discussed next year.
- C. Boulders – The Board discussed placing boulders at the guest parking area and it was not approved.
- D. Snow Removal Bids – Judi Lewis distributed updated bids received from Mark Bonomi and Peak Landscaping. The contracts were reviewed and a motion was made by Jeannine Carver to approve Mark Bonomi’s bid. The motion was seconded by Jim Cibrone and approved. The Board agreed that the payment of the contract would continue to be monthly installments.
- E. Revised Awning Specifications – The revised specifications were approved at the May meeting and sent to this meeting for signature. The language was amended to state if you want a color not on the list it must be similar in color to those on the list and approved by the Board.
- F. Detention Pond Inspection – Judi advised the Board that the detention pond inspection had been completed and it noted landscaping type work that needs to be done in the fall.
- G. Detention Pond Bids – Bids were received from TruGreen and Peak Landscaping to complete the work noted in the inspection. A motion was made by Jim Cibrone and seconded by Randy Wolfe to approve the bid from Peak Landscaping.
- H. Landscaping Bid – 33 Hennig Island Bed – Not discussed.
- I. Carol Wolicki – Voting & Inspection Procedure – Ms. Wolicki discussed the fact that each homeowner that lives in their unit is to receive 2 votes. Judi advised Ms. Wolicki that there is no way to accurately track who lives in their unit and who does not. Judi suggested that the fix to the issue may be to amend the documents to state that each owner only receives 1 vote. Another concern was that votes had been taken by raised hands at the AOM for the financial review. Judi assured Ms. Wolicki that ballots would be used going forward.

The final issue discussed was resale inspections. Judi advised the owners in attendance that the inspections had been going on for many years and that this was not a new

**STEEPLECHASE COMMUNITY SERVICES ASSOCIATION, INC.**  
**BOARD OF DIRECTORS MEETING**  
**MONDAY, SEPTEMBER 18, 2023**  
**PAGE #3**

process. The inspection is only conducted on the exterior of the unit. The inspection is required to accurately complete the resale packet.

- J. Lantern Flies – Judi Lewis reported that TruGreen had sprayed for the flies. The technician came back and canvased the common areas again and recommended an oil spray to kill the eggs so that they don't hatch. The cost of the spraying would be \$1,700. It was decided that the owners would just continue to spray on their own.

**VIII. MANAGEMENT REPORTS**

- A. Work Order Reports – No questions.
- B. Violation Report – No questions.
- C. New Owner Report – There was one new owner in the month of August.

**IX. DATE, TIME & LOCATION OF NEXT MEETING**

AOM – November 9, 2023, 6:00, at GV Social Hall

**X. ADJOURN**

The meeting was adjourned at 7:40 by Judi Lewis.