

STEEPLECHASE COMMUNITY SERVICES ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
MONDAY, JANUARY 22, 2024
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I. CALL TO ORDER

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

II. BOARD MEMBERS PRESENT

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

III. BOARD MEMBERS & OFFICERS

Judi Lewis reported that Jim Cibrone had resigned from the Board. The Board discussed and a decision was made to appoint Bob Barron to fill the rest of the term. A motion was made by Jeannine, seconded by Randy Wolfe, and passed to appoint Bob Barron to the Board of Directors.

Judi further reported that since the legal documents of the Association do not require an Officer to be a Board Member, the Board unanimously decided to appoint Don Fox to the office of Treasurer. A motion was made by Randy Wolfe, seconded by Jeannine Carver, and passed to appoint Don Fox as Treasurer.

The Board Officers for 2024 will be Judi Lewis as President, Bob Barron as Vice President, Randy Wolfe as Secretary and Don Fox as Treasurer.

IV. TREASURER'S REPORT

- A. Acceptance of Monthly Financial Report – The December 2023 report was reviewed by Don Fox. A motion was made by Jeannine Carver, 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.

V. SECRETARY REPORT

- A. Approval of Board Meeting Minutes – A motion was made by Randy Wolfe, seconded by Bob Barron, and passed to approve the September 18, 2023, minutes with 2 typographical corrections.

VI. COMMITTEE REPORTS

- A. Asphalt Committee – Randy Wolfe reported that the asphalt maintenance report will be ready by February.
- B. Community Relations Committee – Chuck Chasler reported that there are 3 new members on the Whitehall Council. The Borough Council Chambers is moving to an adjacent room to allow more seating and live streaming.
- C. Community Decorations Committee – A motion was made by Randy Wolfe, seconded by John Paravati, and passed to approve Jeannine Carver as the new Committee Chair.
- D. Environmental Protection Committee – No report.
- E. Internet Committee – Dave Alison reported that the AR form is now on-line on the website and there has been no negative feedback.

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- F. Landscape Committee – A motion was made by Jeannine Carver, seconded by Randy Wolfe, and passed to appoint John Paravati back to the position of Landscape Committee Chairman.
- G. Library Committee – No report.
- H. Newsletter Committee – Valerie Wolfe reported that the Committee recently met and are discussing only having 5 newsletters a year since there is no real news in January. The last 3 pages of the newsletter will only go out once a year by including them in the directory to save on copy and postage costs. The pages will be available all year on the website.
- I. Social Committee - Sandy Gimiliano reported that a survey is being put together that will go out with the newsletter asking people what kind of functions they would like to see. There will be 3 drop off boxes in the community where the completed surveys can be returned.
- J. Welcome Committee – No report.

VII. UNFINISHED BUSINESS

- A. Items to be discussed at this Meeting.
 - 1. September Meeting Minutes – in the meeting minutes it was stated that the snow removal contract was awarded to Mark Bonomi. Since that time Mark has withdrawn his bid and the contract has since been awarded to Peak Landscaping. It was also stated that the detention pond work would be done soon and that work has now been completed.

VIII. NEW BUSINESS

- A. Changes to Committee Chairs – discussed under Committee reports.
- B. Community Communications – Judi Lewis stated that discussions will be taking place regarding how electronic communications could save the community money. Items that are currently mailed will be reviewed to see how they can be changed to be sent electronically.
- C. Possible Amendments to Declaration, By-Laws and Rules & Regulations – Judi Lewis stated that the Board will be reviewing the Governing Documents for possible amendments to the language regarding the number of votes each Owner gets and also to continue a vote until there is a definite yes or no conclusion.
- D. Lamppost Project – John Paravati stated that the Board is currently obtaining bids to possibly replace the lamppost and the fixture. The new lights will be LED to produce more light.

IX. 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 December.

X. DATE, TIME & LOCATION OF NEXT MEETING

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Date TBD, 6:00 pm, at Weyman Road Fire Hall.

XI. ADJOURN

The meeting was adjourned at 7:15 by Judi Lewis.