

STEEPLECHASE COMMUNITY SERVICES ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
SATURDAY, JULY 12, 2025
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I. CALL TO ORDER

The meeting was called to order at 9:30 a.m. by Board President Judi Lewis.

II. BOARD MEMBERS' PRESENT

Board Members Present: Judi Lewis, John Paravati, Randy Wolfe, Jeannine Carver and Bob Barron

Board Members Absent: None

Board Officer Present: Don Fox

Board Assistant Present: Valerie Wolfe

Management: Tammy Mersing

III. TREASURERS REPORT

A. Acceptance of Monthly Financial Report – The June 2025 report was reviewed by Don Fox. A motion was made, seconded and passed to accept the report as received.

IV. SECRETARY REPORT

A. Approval of Board Meeting Minutes – The May meeting minutes will be reviewed at the September meeting.

V. COMMITTEE REPORTS

- A. Asphalt Committee – Randy reported that the asphalt sealing should be starting soon. The weather has caused a delay. Randy will start looking into the work for 2026.
- B. Community Relations Committee – No report.
- C. Community Decorations Committee – No report.
- D. Environment Protection Committee – No report.
- E. Internet Committee – Jeannine will have the revised ByLaws added to the first page of the website for review by the homeowners.
- F. Landscape Committee – John reported that the flowers for the fountain bed have not been planted yet due to the contractor. The goal is to make the fountain bed look more like the entrance bed. The goal for next year will be to upgrade a couple of the other parking pad beds. Tree removal and the renewal of the landscaping contract were also discussed. John will meet with Tim to go over the contract and the pricing.
- G. Library Committee – No report.
- H. Newsletter Committee – Valerie Wolfe report that six (6) issues will be put out this year.
- I. Social Committee – Valerie reviewed the upcoming social events and Judi stated that she would like to have refreshments served at the special meeting on August 21st.
- J. Welcome Committee – No report.

VI. OLD BUSINESS

None

VII. NEW BUSINESS

- A. Projects for 2025 were discussed.
- B. Rentals – Judi Lewis will be drafting a new rule for rental units that will incorporate the Whitehall Borough rules. Judi will be setting up a meeting with the Code Enforcement Officer to discuss the rental process.

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- C. Bird Feeders – Previously discussed at the May meeting.
- D. Parkside Fence – Judi Lewis reported that the fence removal is now complete.
- E. Replacement of Signs – John Paravati will purchase one (1) new “no parking” sign, two (2) “no parking on street” signs and six (6) “guest parking only signs”.
- F. Striping Parking Lot on Lantern Hill Extension – Previously discussed at the May meeting.
- G. Ballot Boxes – Randy will order one (1) ballot box and it will be installed towards the center of the shrub bed around the parking pad on Lantern Hill Extension, across from 5534. Judi would like it installed by July 31st.

VIII. MANAGEMENT REPORTS

- A. Violation Report – No questions.
- B. New Owner Report – There was one (1) new owner in the month of June.

IX. DATE, TIME & LOCATION OF NEXT MEETING

September 13, 2025, 9:30 AM, at the Weyman Road Fire Hall.

X. ADJOURN

The meeting was adjourned by Judi Lewis.