

Steeplechase Community Committee Meeting  
October 1, 2013  
Recorded by Cynthia Cash-Greene

The third community meeting started on October 1<sup>st</sup> at 7:13 PM at the neighborhood gazebo. There were ten members of the community present. Jeff began to discuss items identified at the last meeting and recorded in the September 24 minutes.

The financial statements for 2011, 2012 and 2013 were distributed for review by the committee members. Jeff indicated that the most important report is the 2013 report. This is the closest to accurate that Jeff and Carey could get towards a final report. Carey will create a letter that will go with the newsletter to be distributed on Saturday. They are open to any disputes with documentation.

Jack stated that if the entire balance is collected, there will be a surplus. We may want to calculate a discount to encourage others to pay. If some get a break then those who are current should get a credit.

Jeff stated while the collection of the dues may create a surplus there is much to be done. There were other concerns with the idea of a discount.

Jeff also stated that the budget is under review and that the neighbors will know how the funds will be use.

Comment was made that the objective is to get a Board in place as quickly as possible.

Carey stated that quarterly payments is a problem only because it requires more work. We are not encouraging but will accept payments.

Carey stated that the plan is to get individual bills in the boxes by Saturday.

JP asked, Should we have more interaction from the community at large before the letters go out?  
Comment -The newsletter should be an introduction to the collection.

It was recommended to elect a President as soon as possible.

A follow up on lawn care progress is requested.

The Back flow testing should be done annually. Still a question about when it was done last. Dwayne, before leaving stated that we may not need to have the Back Flow completed annually. Jack indicated that he would investigate this matter.

The nomination for Board members was discussed. The procedure for electing Board members is included in the By-Laws. The By-Laws and the Covenant are two different documents. It was decided to deal with one document at a time starting with the Covenant. (Carey/Jeff)

Shawn stated that the information on nominations was not included in the newsletter and will default to the website to communicate this process to the neighborhood.

The discussion continued by providing nomination information such as:

- Individuals can self - nominate
- Individuals can do multiple nominations
- Nominations can be made via the steeplechase@gmail acct
- Nominate from the list of persons interested and the top five gets elected.
- Once elected the top five will decide on positions they take
- Individuals are not nominated or elected for specific positions
- If someone elected does not want a position another election should take place or default to next highest nominated

October 15 is the final date to nominate. November 5 is the Election date. The By-Laws states there should be a 30 day notification to neighbors. This information will be placed on webpage.

Steeplechasecommunity.com is up and running.

If there is a potential home burglary in the neighborhood – neighbors can be alert via the website. JP also offers administrative access to someone else who may be interested in assisting.

There are no jobs that should be handled by one person.

Question was asked if it was possible to get emails on Steeplchasecommunity.com? JP stated that he can set up an email for free but it would not be a gmail acct.

There was a suggestion to place the covenant on the website. Jack stated that, Scott had done a summary of the covenant. Question. Is it OK to place this document on the website. Response, It is a public document. JP also stated that we could set up a closed Facebook acct.

Jack provided hard copies to anyone who wanted one. A clean copy was provided to Jeff for scanning.

Jack stated that there are approximately 3 rental properties in the neighborhood.

Question. Will we provide election criteria to renters? It was stated that a person does not have to be a resident of the neighborhood to run for the Board. It was also stated that that the President does not have the final say on anything.

Jack stated that our property value is critical. When someone sells their home for a low price or really cheap it affects all of our properties.

Cynthia asked that the committee considers a gate at the front for two purposes – increase home value and to increase safety. JP stated that a camera could be used to capture the license plate of violators as an alternative to a gate.

In regards to the covenant – we could do several thing to violators of the Covenant: put notice on car or get magistrate involve, pull section of the Covenant that is in violation and attached to notification. As we visit the Covenant, we must keep in mind the time frame for updates, changes or corrections. These must be completed by Jan. 2014. Suggestion to pull parts of the Covenant and put on the website during review until covenant is completed.

The meeting ended at 8:10 PM