

## Minutes of Steeplechase Homeowners Association Board Meeting

Meeting called to order at 6:58 p.m. and ended at 8:20 p.m.

February 27, 2019

- Board members present: Denny Byrne, Terry Endress, Chuck Rainier, Karen Ripple, Neil Stuber, Marty Wiles; Not present: Mike O'Donnell
- All present members officially approved minutes of October 28, 2018.
- All present members officially approved minutes of December 17, 2018, Meeting with this addition: *The Board had numerous off-line meetings and phone discussions between different Board members, and all finally agreed that the 2019 Dues will be \$50.*
- There will be an early-April Board meeting scheduled. Please send topics for discussion to Terry Endress.

### All

It was decided that instead of spring newsletters, people running for the 2019-2020 Board should be asked to compose and distribute to neighbors an information sheet with their photos and biographies.

A motion was made to add to the Bylaws the stipulation that future SHOA Boards cannot spend over \$2,000 without a vote of the membership. The motion failed with a vote of 3 yes, 3 no.

### Karen

- Refine the fact sheet for distribution to realtors regarding the allotment and the dues.
- Post on the message board how many people have paid their dues and update it every Friday with the new number given by Treasurer O'Donnell every Thursday.
- All agreed that paper copies of Board documents such as minutes, newsletters, and flyers are not needed because they are posted at [thesteepchasehoa.com](http://thesteepchasehoa.com) and current Webmaster Neil Stuber backs up the site regularly. This practice should be carried forward with all future Boards.

### Mike

- Any neighbors who have not paid the SHOA dues will be given a paper invoice. Terry will coordinate this effort with Mike.
- Advise Karen every Thursday the total number of SHOA members who have paid dues.

### Terry

- So far, only two of the many people contacted have agreed to be on the Nominating Committee. (Update: After the meeting another volunteer agreed to serve on the Nominating Committee for a total of three, so far.) Will continue to get people to volunteer especially new neighbors.
- Terry will send the updated real estate fact sheet to local realtors and title companies.
- Regarding retooling of Bylaws: Trying to determine how a lien can be placed on a nonpaying SHOA member.
- Coordinate with Mike to send paper invoices to any neighbor who has not paid SHOA dues.

Denny

- Update Bylaws and re-send to Board members for review.
- Bylaws changes approved by all present Board members:
  - Article IX OFFICERS AND BOARD OF TRUSTEES
    - Board members to be elected for a 2-year term.
    - Board members shall not serve more than 2 terms consecutively.
    - Treasurer shall provide a proposed budget showing expected revenues and proposed expenditures for the upcoming fiscal year, which runs January 1 through December 31.
  - Article XI DUES AND ASSESSMENTS
    - Annual dues can be up to \$100. Said amount shall be determined based on a budget presented by the Treasurer to the Board of Trustees and approved by a majority of said Trustees.
    - Should Treasurer's budget and Board of Trustees approved annual dues exceed \$100, the dues must be accepted by a majority vote of a quorum of the SHOA members.
    - Dues payment is required of all SHOA members.
    - Renumber and should we add back the paragraph relative to special assessments that was in some way omitted in prior years which reads as follows: *4) Special Assessments: Special assessments approved by the Board of Trustees may be levied on the members only with the approval of two thirds (2/3) of the members.*
- Regarding proposed changes to Bylaws mentioned above, Chuck will contact Attorney Pete Kratoski to get a quote for his cost to review and advise the Board regarding our proposed changes.

Chuck

- See Denny's bullet point above regarding contacting Attorney Pete Kratoski.