

STEEPLECHASE MEETING MINUTES 2012

January 8, 2012

Call to order - 1800

Present - Dennis Goodnight, Tom Finley, Tom Counihan, Dan Tero, Melissa Rice, Denise Doepke, Trey Wells, Bob Silver, Keith Lipps, Wanda Keeling

Absent - none

Nomination and Acceptance of 2012 Officers:

President - *Dan Tero*

Vice President - *Trey Wells*

Future Planning Committee Chairperson

Secretary - *Melissa Rice*

Block Committee Chairperson

Treasurer - *Tom Counihan*

Neighborhoods Plus Board Liaison

Pool Committee Chairperson - *Denise Doepke*

Membership/Activities Committee Chairperson - *Dennis Goodnight*

Membership Changes

Annual Directory

Newsletter/Website

Social Activities

Common Grounds Committee Chairperson - *George Mayleben*

Architectural Review Committee

Covenants Enforcement

City Relations Committee Chairperson - *Bob Silver*

Special Projects Committee Chairperson - *Tom Finley*

Special Task Force Liaison

Keith Lipps presented his monthly report:

1. Cleaned debris from Projects 3 & 4
2. Concerns about the Steeplechase Road Sewer line clean-up by the City of Edmond. Only half of this debris was removed. *Bob Silver agreed to call Guy Cuccio to address our concerns re: this project, the bank erosion on the street side of Harness Creek Court and the sewer line debris west of the River Downs bridge.*
3. The City replace 2 more trees on project 2, for a total of 3 trees.
4. Priority list for 2012 - River Downs Bridge, Bank erosion between Projects 2 & 3 by the bird sanctuary, remove debris in Grand National area of the creek.
5. Next work day will be April 21, 2012.
6. Keith will call Integrity Lawns and ask that they submit their 2012 contract this week. This contract is to include lawn mowing/edging in the base price with additional "as needed" services to be contracted separately with board approval.
7. This rough estimate comes to ~\$36,000.

Wanda Keeling stated she will remain the Newsletter editor until February. Claudia Goodnight was named as a possible replacement.

George Mayleben discussed 2011 Annuals and 2012 Budget shortfall. With the assessment not passing on November 17, 2011, we are ~\$17,000 into the 2012 budget. This does not include the \$40,000 potential post engineering flood plain monies.

George Mayleben also agreed that he would approach Anville Francis regarding turning the website domain back over to the HOA.

Discussion was also had about Keith Lipps not being compensated appropriately to adjust for an increased insurance policy that the HOA required. Bob Silver moved to increase Keith Lipps' monthly compensation to \$550. Trey Wells seconded this. The board unanimously approved this.

Tom Finley expressed concern about paying the remainder of the Cimarron Construction (~\$27,000) and Johnson Engineering (~\$3900) bills. Tom will submit these bills to George/Neighborhoods Plus tomorrow. Johnson will be paid in full and Cimarron will be paid ~\$18,000.

2012 Budget Crisis Ideas-

1. There is a need for another assessment to cover the following:
Continue paying towards the budget short fall from the completion of Phases 3 & 4
River Downs bridge repair/relocation
Possible Harness Creek Court bridge replacement
Other potential creek repairs
\$40k post engineering flood plain study/maps
2. November Assessment failed only by less than 10 yes votes
3. A 5-year plan needs to be started

The board expressed a need for an informational "State of the Neighborhood Town Hall Meeting". February 9th will be the target date. *Dennis Goodnight will call Centennial Elementary tomorrow to see whether that date will work.* This meeting will serve as a way to inform the membership of new developments, discuss membership ideas and discuss a 2012 assessment to be voted on in March 2012. *Bob Silver and Tom Finley agreed to draft a flyer to be printed by week's end by Dan Tero with a projected delivery to block captains by this weekend.*

The 2012 Pool contract was discussed and the board instructed *Denise to contact Thomas Keller and ask that he submit a contract that includes only opening/closing and chemical management only.* Lifeguards should not be included in this initial contract as our 2012 budget does not allow for this. *Denise also agreed to investigate potential gate entry systems to assist with access in/out in lieu of a life guard.*

Next BOD meeting January 22nd at 6pm. Location to be determined.

8:30p motion to adjourn.

2012 BOD Contact information:

Dan Tero: (email) DTERO@IMAGEWORKSOK.com (cell) 410-3762
Trey Wells: (email) TREY@TREYWELLS.com (cell) 503-6576
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Tom Counihan: (email) tomcounihan@sbcglobal.net (cell) 642-7268
Denise Doepke: (email) dandmdoepke@sbcglobal.net (cell) 620-4385
Dennis Goodnight: (email) dgoodnight@cox.net (cell) 517-5503 (home) 513-6940
George Mayleben: (email) GEORGE@MAYLEBEN.com (cell) 757-8526
Bob Silver: (email) Rsilver1844@sbcglobal.net (cell) 315-5323
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Please submit any additions or corrections ASAP! Thanks,