

2023 Steeplechase Country Estates Annual Meeting Minutes  
February 21, 2023, 7pm  
Van Alstyne Church of Christ

**HOA Board**

Cynthia Stewart – President, present  
Bryan Nylec – Vice President, present  
Erica Northrup – Secretary, not present  
Patty Stephan – Treasurer, present  
Deb Crouchman – Board Member, present  
Suzanne Eitchison – Board Member, not present  
Open – Board Member

**ARC Team**

Gary Gates – ARC Lead, present  
Josh Janek = ARC Member, not present  
Mark Salgado – ARC Member, not present

7:11p - Start of meeting

7:12p - Sheriff discussion – Grayson County Deputy, Cory George

\*903-813-4411 non-emergency number\*. Discussed safety best practices and took questions from homeowners.

7:30p – Introduction of Board Members and ARC

7:31p - 2023 budget proposal/ 2022 financials report

7:35p - Going over budgetary items

- Mowing, Potential increase since the company closed up shop the week before the meeting and budget was already finalized and sent to homeowners.
- Dumpster, potential for increase to cost.

7:45p – Payment electronic feature being worked on by Treasurer, almost complete. Once that is done, the invoices for Annual Dues will be sent to homeowners.

- QuickBooks payment

7:49p - Cost per over the internet payment

- means to facilitate making payments easy
- convenience fee will be paid homeowner

7:52p - Mike Bishop question of spending

7:53p - Discussion of buying yard of month and Christmas of the decoration contest gift cards in December 2022 for 2023. We received a 20% discount when purchased at The Green Acre during their sale in December 2022.

7:54p - Discussion of shortage with Mike Bishop, Steve Hipps, Dean and Lora Johnson

- Explanation of inflation

7:56p - Discussion of balanced budget

8:02p – Keep dumpster “pulls”(remove full one and replace with an empty one) to 5 pulls each time and not, i.e. 4 in the Spring and 6 in the Fall as in 2022. Homeowners questioned even though it was a total of 10 budgeted for 2022.

8:04p - Discussion of HOA dues from \$25 to \$100 (20 years)

- Should dues be increased?

8:06p - Discussion of balance in bank

- Legal fees, necessary expenses
- A carryover from underspending
- Moving balance over to savings account or something to garner interest

8:10p - Question regarding tax preparation

8:11p - ARC Report - Gary Gates

- All approved
- Nothing outstanding at this time

8:12p - 2023 Member Ballots

8:15p - Count of votes

- HOA: 21/2 votes / 2 no votes
- Arc: 17 1/2
- Budget: 22 1/2 / 1 against / 1 no vote

8:17p - Question of quorum and by-laws, 27 Ballots received

- 18 mailed in
- 9 ballots at meeting

8:22p - New Facebook HOA Page, current homeowners only, non-public page

8:23p - Discussion of Bodark tree in cemetery

- quote of \$800

8:23p - Adopt-A-Highway signs posted and preparation for when clean-up of 3356 will take place

8:24p - Party for the neighborhood

- Saturday afternoon if possible or during the day to avoid cost of lighting
- Burgers, hotdogs, sides, snack, games, raffle. Invite first responders...GCSO, VAFD/PD.
- Can use the same lot as prior years?

8:25 - Drawing for prize, \$20 GC from HoneyLu's

Winner: Mike Bishop

8:26 - Open Floor to Homeowners

- Discussion of cars sitting in driveways and grass
- Respect of neighbors / question of laws regarding cars
- Possibly request a document for registration?

8:40 - Call meeting to close