



Meeting Minutes  
November 19, 2018

BOARD MEMBERS PRESENT:           John Andesilich, President  
  Kathy Juergens, Secretary  
  Curtis Litchfield, Treasurer

LOCATION:                                Wentzville City Hall

OTHERS:                                2 Homeowners  
  Mayor Nick Guccione  
  Matt Swanson, Alderman Ward 3  
  Michael Moore, Alderman Ward 3

**Call to Order**

Board President, John Andesilich called the meeting to order at 6:30 p.m.

**I. Meeting Minutes**

**A. September 24, 2018 Annual Meeting Minutes**

The meeting minutes of September 24, 2018 were unanimously approved.

**B. Financial Report**

John presented the October financial report and provided a summary of income and expenses. The October 1 balance was \$16,538.62, income from assessments was \$10,917.32, and disbursements were \$16,977.95 which resulted in an ending balance of \$10,477.99. Beginning balance of the capital maintenance account was \$5,500, receipts of \$52,902.72 (CD matured), and major building maintenance expense (roof replacements) of \$53,965 which resulted in an ending balance of \$4,437.72. The balance of the money market account is \$26,390.90. A \$50,000 CD will mature in June of 2019.

**II. Unfinished Business**

**A. Annual meeting report – none given**

**B. Status of Four Amendments to the Declaration**

John explained the three amendments that passed and stated the fourth amendment was necessary to correct typing errors made by McBride concerning units 151, 149, and 147 Homeshire Drive. The amendments are currently being processed for recording with the County. When available, owners will be mailed copies of the recorded amendments.

**C. Roof Replacement Summary - thirteen roofs were completed this year.**

#### **D. Status Missouri Attorney General Complaint**

John explained the complaint he filed with the Missouri Attorney General in April regarding mismanagement provided by Smith Management Group. He has requested a refund for the full year of service provided by Smith and he has also requested a full audit. During this process, John also discovered that Smith had not paid our attorney for some previous invoices that the Board had approved for payment.

### **III. New Business**

#### **A. Election of Board Officers**

Curtis Litchfield was appointed Treasurer.

#### **B. 2019 Meeting Calendar**

The following tentative meeting dates were established:

January 14  
March 11  
May 13  
July 8  
September 9  
November 11

#### **C. Restrictions on Homeowner Maintenance to Exterior of Unit**

Curtis stated the Architectural Committee met recently met to discuss the following topics:

- Front Doors – the Committee recommends maintaining all front doors the same color green, i.e., Country Squire by Sherman Williams, which is the same color as the recently repainted shutters.
- Door Style – if owners want to replace the front door, the Committee recommended identifying three or four different styles of doors that owners can choose from but the color will remain Country Squire. The Board will still have some control, but this will give the owners some freedom of choice.
- Storm Doors – the Committee recommends a white storm door with full glass, top to bottom, however, the Board should identify a few styles that are acceptable.
- Garage Doors – the Committee recommends that all garage doors remain the same, white with no windows. There is one unit that has windows; however, no action can be taken now.
- Patio Doors – the Committee recommends a white sliding patio door. No built-in blinds, shading or grids. French doors are prohibited.
- Holiday Decorations – the Committee recommends that all decorations be removed by the end of January. Nails for hanging decorations are prohibited. There are other ways to hang decorations besides using nails.
- Replacement Member – since Curtis is now a Board Member, his position on the Architectural Committee needs to be filled.

There was discussion regarding the garage door with windows, whether it was approved and how to handle it. There was a suggestion to notify the owner now and give them six months or a year to replace that panel. It was also suggested that a letter be sent to the

owner now notifying them that it is not in compliance with the current policy and if the unit is sold, it will need to be replaced at the time.

There was also discussion regarding units with french doors. The door at 224 was approved; however, the door at 207 was never approved. There was discussion regarding enforcement. John stated for the record that he is opposed to requiring the french doors to be replaced with sliders at the time of resale. Curtis stated that if our goal is consistency, then the front of the units and rear of the units should all look the same.

Curtis made a motion that all front doors are to be painted green (Sherman Williams Country Squire). Kathy seconded the motion and it was unanimously approved. Note: A Resolution will be needed.

#### **D. Definition of Commercial Vehicles**

According the Declarations, commercial vehicles cannot be parked in the driveway and according to the City of Wentzville, commercial vehicles cannot be parked on the street between the hours of 6 p.m. and 6 a.m. In most cases, commercial vehicles contain advertising signs. Is an automobile that has a magnetic advertising sign considered a commercial vehicle. Based upon the Declaration, trucks over 1 ton, trailers, campers, motor homes, recreational vehicles, boats, boat trailers or commercial vehicles are cannot be parked in the driveway, however, it does not define what a commercial vehicle is. Is a pickup truck with no lettering that has a ladder rack in it, classified as a commercial vehicle? Is a car with a business sign in the window considered a commercial vehicle? Kathy stated that if it has a sign on it promoting a business, then it is a commercial vehicle. Discussed that some pickup trucks are too large to fit in the garages, therefore, they would need to park somewhere else. The goal is keeping the community more attractive. This issue became a problem when a unit owner started parking his semi cab in the driveway. That owner went around the neighborhood and pointed out all the other commercial vehicles that were parked in driveways and on the street. A semi cab is obviously a commercial vehicle and over 1 ton. No action was taken at this time.

#### **E. Need for Property Manager**

Discussed the need for a property manager to take care of the day-to-day operations. Currently John has been handling all the office work.

#### **F. Satellite Clean-up Program**

There are three units that are not using the new satellite hookups that were provided. Hookups were also placed on the six buildings that did not have their roofs replaced yet. John proposes to contact those owners to find out who their satellite provider is and then require them to move the existing dishes onto the new hookups within 30 days. It was pointed out that the dish on 212, which has a new roof, was not placed on the base.

#### **G. Internet Domain/Website Planning**

Discussed the development of the website.

#### **H. Proposed Capital Projects for 2019, 2020, 2021**

John proposes to send out an annual newsletter and will include the capital projects survey. Results of the survey will be published in the spring of 2019.

**I. Improvements to the Path to Founders Park**

The City of Lake St. Louis placed mulch along the path to within 15 feet of our sidewalk. Natural Lawn & Landscaping plans to mulch the remaining 15 feet.

**J. Missing Payments, Liens, and Property Sales Information**

An item to include in the newsletter is a request that owners verify that their account is up to date. There have been instances where owners paid Smith but during the transition to City & Village, Smith told City & Village that the owners were behind a month.

**K. Reminder to change smoke detector batteries**

**L. Reimburse expenses by Board member**

John has personally been paying for Homeshire business out of pocket and presented an itemized spreadsheet of expenses for reimbursement, which was approved.

**M. Homeshire Credit Card**

John made a motion to obtain a Homeshire credit card. The motion was seconded by Kathy and unanimously approved.

**N. Discuss Minor Repairs to LCE**

John feels that mailbox repairs should be paid for by the owners and not the Association. Kathy stated that a few years ago the Association paid for the replacement of all the mailboxes and feels the responsibility remains with the Association. Discussed the missing clip for the address plate at 217. Curtis agreed with John that the owners should pay for mailboxes and repair of same. Further discussion to ensue.

**O. Problems with Insurance Provider**

Discussed a compliant regarding follow-up from the Association insurance provider.

**IV. OPEN FORUM**

John received a complaint from an owner that the lawn service dinged their air conditioner. The damage could have been done by previous landscape companies. John is looking into a solution.

Kathy mentioned sunken patio slab at 217. John stated he will discuss it with the owner.

**V. ADJOURNMENT** - The meeting adjourned at 7:47 p.m.