



Meeting Minutes
August 6, 2018

BOARD MEMBERS PRESENT: John Andesilich, President
Kathy Juergens, Secretary

LOCATION: Corporate Parkway Library-Wentzville

OTHERS: 10 Homeowners

Call to Order

Board President, John Andesilich called the meeting to order at 7:00 p.m.

I. Meeting Minutes

A. June 4, 2018 Meeting Minutes

The meeting minutes of June 4, 2018 were unanimously approved.

B. Financial Report

John presented the financial report and provided a summary of income and expenses. The July 31 balance with City & Village Tax Office (CVTO) was \$11,573.46. Reliance Bank checking account \$10,000, Money Market account \$128,268, \$50,300 CD that matures in June of 2019 and a \$50,168 CD that matures September 30, 2018. Midwest Bank Center \$7,600 (balance from Smith Management) which will be transferred to the money market account.

Delinquencies are still a concern. There are 21 accounts that are delinquent totally \$11,373. CVTO has mailed out three delinquency letter with the intent to file liens.

II. Unfinished Business

A. Roof Replacement Project Status

Roof project is currently underway. Quality Roofing & Contracting may start this week. Nine buildings are scheduled to be replaced. Weather permitting; the plan is to complete one building each day. John stated that an architectural shingle manufactured by Owens Corning will be used. He also explained the warranty. The shingles are rated for a wind gusts up to 135 mph so if shingles were blown off by winds of 120 mph, it would be considered a manufacturers defect, therefore, an insurance claims would not have to be filed.

There was further discussion regarding the proper placement of satellite dishes. The Association will furnish a satellite hookup for all units. Since Quality Roofing will only remove the satellite dishes, John will be receiving quotes from two different companies for the re-installation. Residents will be notified when their roof is scheduled for replacement and they will be given the options for re-installation of their satellite dish.

B. Power Washing

Hot Shotz has completed power washing; however, several areas were missed. John contacted Brian at Hot Shotz and Brian will come back out and redo any missed areas. John urged everyone to check their unit and contact him if they are not happy with the work.

C. Capital Maintenance

John stated that \$5,000 was budgeted for tree removal. There were several large dead trees on the south side of the 100 block of Homeshire Drive that needed to be removed. Natural Lawn & Landscape has completed this work.

D. Patio Work for 217 Homeshire Circle – Item to be continued.

E. Amendment Ballots

John he has been going door-to-door to collect more ballots. Results are pending.

F. Insurance Renewal

The Association’s insurance is up for renewal. Last year the Association had coverage through Associa at \$21,000 per year. Their renewal quote is \$36,264. The lowest quote received was for \$29,842 per year from J. Walsh Insurance.

John introduced Jim Walsh. Mr. Walsh stated that his plan has approximately \$6 million more in coverage than the current plan with Associa. Insurance coverage is through MiddleOak. There is a flat wind and hail deductible. The current deductible is \$121,055 whereas MiddleOak has a \$5,000 deductible for the whole complex. Another difference in the policies is that Associa has a \$1,000 deductible for general liability, whereas MiddleOak does not have a deductible. The MiddleOak policy is an all inclusive policy. Letters will be mailed out stating what the master insurance policy covers and what each owner is responsible for. MiddleOak is rated A+.

G. Resolution Revisions

The double fine clause was removed from the trash can violation resolution and the revised resolution was signed and approved.

H. Internet domain

Homeshire internet domain is www.homeshirecondo.com. The Board will be working on creating the website. The cost is \$350 for five years.

I. Open trench by 217 Homeshire Circle – completed

J. Broken Window at 205 Homeshire Circle - completed

K. Street light replacement - completed

L. Purchase of scanner – complete

M. Termite issues – to be continued

N. Rental Enforcement, Article 12.12 Leases

For emergency purposes, the Board intends to gather information on occupants. Forms were distributed to those present.

O. Question from the June 4 Open Session - When does CVTO deposit checks? CVTO deposits checks on the day following receipt.

III. New Business

A. Approval of Bills

B. Annual Meeting Scheduled

The annual meeting is scheduled for 6:00 p.m. Monday, September 24, 2019 at Stephanina's in Wentzville. The 2019 budget will be voted on along with electing a new Board member.

IV. OPEN FORUM

V. ADJOURNMENT - The meeting adjourned at 8:10 p.m.