



Meeting Minutes  
August 14, 2017

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

SMG REPRESENTATIVES: Keren Calder, Regional Director  
Libby Hutchinson, Property Manager

LOCATION: Wentzville Police Department

OTHERS: Two Homeowners  
Mayor Nick Guccione  
Matt Swanson, Alderman Ward 3

**CALL TO ORDER**

Board President, John Andesilich called the meeting to order at 6:10 p.m.

**I. FINANCIAL REPORT**

Keren presented the financial report for July 2017. The Board tabled acceptance pending further detailed information.

**II. OLD BUSINESS**

1. Update on CD

Keren stated finance has not received any information on the CD that expires in August. The paperwork for the transfer has already been completed and John asked Keren to have Erin call Mutual of Omaha to check on the status.

2. Grading and Landscape Work Update

All grading work has been completed. Keren received a few phone calls regarding the work and James re-graded some areas and placed additional seed. Keren will contact Terminex so they can re-install the bait stations that were removed during the grading at building 136-142.

3. Amendment Update

Keren is keeping a log of returned ballots. Ballots will remain sealed until a quorum is reached. John has been in contact with Mr. Annis who owns five units and he believes the owner is in favor of the proposed amendments. John has a spreadsheet that contains the tracking numbers and he will forward it to Keren.

4. Trash Can Issue Update

All owners have received the general mailing regarding the placement of trash cans and impending fines. Repeat offenders have received a violation letter. Keren stated that one

homeowner has signed up for the screening and John said that Mr. Annis wants one for each of his five units. Kathy stated that as of Sunday, there were six violators. She will check again later in the week after trash pickup on Wednesday.

#### 5. Roof Update

Performance Roofing completed a thorough evaluation. Since the Board just received a copy of the evaluation, no immediate action was taken. Overall the roofs are in good condition; however, Performance Roofing has made suggestions for minor repairs.

#### 6. Siding Update

Keren has been keeping a list of siding repair requests. The Board decided to proceed with the repairs. John will contact Kevin from Quality Roofing to schedule a walk thru to mark the siding repairs and obtain a quote for the work.

#### 7. Building 136-142 Next Step

The Board will schedule a walk thru and John will contact contractor Greg Bucheit to determine what interior work needs to be done.

#### 8. Painting Status

A bid from Associa's maintenance department is pending. Kathy gave Keren a scope of work and stated that additional work added to the scope includes painting of attic vents over the garages and some touch up work on the wood trim above the windows in front. John stated that Dan will be focusing on painting the trim before completing the shutters. He will ask Dan for a projected completion date.

### **III. NEW BUSINESS**

#### 1. Preliminary Budget

There was some discussion on Keren and John's preliminary budgets. John suggested scheduling a budget workshop. The final budget should be presented at the annual meeting in September.

John also prepared a 10-year capital improvement plan. He proposed five roof replacements beginning in 2022 and five yearly replacements thereafter until all the roofs were replaced. The plan will be further discussed at the annual meeting.

#### 2. Annual Meeting Date

Kathy stated the library conference room was available on Monday, September 18 at 6 p.m. and she will make the reservation. There was discussion on whether or not to provide food. Kathy will coordinate with Keren and Eldonna (social committee member) to decide on what to serve.

#### 3. CAI Membership

Keren stated that SMG receives certification from Community Association Institute. They provide education to property managers and board members. Membership is also open to business partners. John made a motion to approve his membership in CAI. Kathy seconded the motion and it was approved 2-0.

### Insurance Quotes

Insurance quotes were received from O'Connor and AIAI. K. Flynn chose not to bid as they could not compete with our current policy. There was some discussion regarding the quotes and John will review the bids further before making a final decision.

### 4. Pet Letters

Alderman Swanson provided an update regarding the caged chicken. The city has taken care of the matter.

There was also discussion regarding sending owners a general letter stating that they must pick up after their pets. Alderman Swanson stated there is a city ordinance that pertains to this issue and suggested that it be reported to the police. He stated it was best if you could provide a photo or video for the police. The Board decided to hold this item until after the trash can issue has been resolved.

## **IV. MAINTENANCE REPORT – None.**

### **OTHER**

Keren asked the Board to approve an invoice for the grading work that Natural Lawn & Landscape submitted. John will review it and advise Keren.

John submitted a check request for reimbursement for printing and trash can screens.

### **Open Forum**

There was a discussion regarding the late meeting notice. An owner suggested that a sign be posted in the community to inform them of when the next meeting is.

There was discussion regarding commercial vehicles parking along Oakley. One owner stated that he did not think all of the drivers lived in Homeshire and one weekend there were three semi cabs parked on Oakley. Alderman Swanson stated they made an exception for one of the residents and stated perhaps the other trucks were owned by his friends. Alderman Swanson stated that he would ask the Chief to investigate further to see who the trucks are registered to.

Street repairs along Oakley were also discussed. Alderman Swanson will inform the street department.

National Night was also discussed as well as other ideas for a social networking.

Discussed neighborhood watch program and Facebook for keeping in touch with residents. The Mayor encouraged establishing a Facebook page.

**Adjournment** – John made a motion to adjourn the meeting at 7:20 p.m. The motion was seconded by Kathy and passed by a voice vote of 2-0.