



Meeting Minutes  
March 11, 2019

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

MANAGEMENT REPRESENTATIVE PRESENT: Greg Phillips, AMC Management, LLC

LOCATION: Wentzville City Hall

OTHERS: 3 Households Represented

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- I. Call to Order, Approval of Meeting Minutes
  - a. John called the meeting to order at 6:34pm
  - b. John and Kathy approved the Meeting Minutes from January 14, 2019.
  
- II. Financial Report
  - a. Total Assets as of February 28, 2019 totaled \$96,930.
  
- III. Unfinished Business
  - a. Website Development – Greg with AMC
    - i. Greg provided John and Kathy eight (8) website design examples from which to choose.
    - ii. Greg informed John and Kathy that once a design is chosen the next step is to decide on content.
    - iii. Greg acknowledged that once a design is selected, it would take about a week to develop the basis of the site, then content would need to be added.
    - iv. Everyone agreed that Greg and John could look over the design options on Thursday, March 14, and make a decision then.
  - b. FHA Recertification – Greg with AMC
    - i. Jenna at Carmody MacDonald P.C. sent a request to HUD on February 21, 2019 signed by Stephen Davis Esq. which should constitute everything necessary for HUD to grant approval to Homeshire Condominium Association, as we indeed meet the necessary requirements.
    - ii. Jenna told Greg she will follow up with HUD for a status update in late March.
  - c. Dryer Vents – John
    - i. John asked Greg to speak with Kevin at Quality Roofing on the subject to determine which units have their dryer exhaust vented through the roof.
  
- IV. New Business
  - a. Roof Damage – John
    - i. Five (5) buildings have roof damage from wind/hail. One building needs full roof replacement while the others have minor damage and the cost of repairs is low.
    - ii. Total repairs to all roofs would be \$2600, if we decided not to replace the one in the worst condition. Insurance deductible is \$5000.

- iii. Total replacement of the worst roof (bldg. 14) would be \$7500 and that is one of the roofs that has not been replaced yet.
  - iv. John proposed to have the worst roof replaced and all others repaired. Kathy concurred.
  - v. John will contact Kevin at Quality Roofing to get a revised contract reflecting the agreement and instruct him then to move forward with this plan.
- b. Satellite Cleanup – John
  - i. Greg will instruct Kevin to place notices on all roofs which are going to be repaired that dishes will be relocated to the mounting bracket if the owner contacts him and says the dish is in use, otherwise it will be removed from the roof. Expense to move the dish will be the responsibility of the dish owner.
  - ii. The Association will pay to repair holes from satellite dishes.
  - iii. John and Kathy agreed to the above.
- c. Revising Handbook – Kathy
  - i. Kathy had new pages to be added to the handbook.
  - ii. AMC contact information will need to be added as well.
  - iii. Greg and Kathy will work on the handbook.
  - iv. John proposed that we do a single annual printed revision, moving forward, perhaps in time for the annual meeting each year. A disclaimer will be added to the printed version to refer to the electronic version for the latest information. Changes to the electronic version can be made as needed.
  - v. Greg stated that making sure the website has the latest information at all times will improve our ability to disseminate Board decisions easily, without cost, and in real time.
- d. Alternative Location for Meetings – Kathy
  - i. Kathy informed the group that we can only utilize City Hall once per year.
  - ii. Kathy stated that Schnuck's in Wentzville has a meeting room that will hold up to 50 people.
  - iii. The library would work but can only be booked a month in advance and meeting rooms fill up quickly.
  - iv. All agreed that Schnuck's is the best option.
- e. New Roof on Bldg. 15 – John
  - i. Replacement complete and billed.
  - ii. Bill approved for payment
- f. Workers Compensation Refund – John
  - i. The refund will be deposited into the reserve account once a check is received.
  - ii. Kathy asked how much it was for and, Greg stated that it would be about \$236.
  - iii. Everyone was in agreement.
- g. Answering Service – John
  - i. John would like to maintain the answering service just in case there is an issue and someone needs to get ahold of the Board.
  - ii. John will add Greg and Curtis Litchfield to the contact list for the answering service to send call logs.
- h. Capital Projects:
  - i. A new development similar to Homeshire that McBride is building is selling for a lot more per unit than ours are. units do have a basement, but also they do not have derelict cars, trash cans sitting out, etc.

- ii. at can be done to improve the value of our units? A survey with some ideas was sent out and the results are as follows:
  - 1. Survey included: - Greg
    - a. Dog Waste Stations: 8 Votes
    - b. Monument Sign: 8 Votes
    - c. Gazebo on Common Ground: 5 Votes
    - d. Bus Stop Shelter for Kids: 4 Votes
    - e. Park Bench(es): 4 Votes
    - f. Irrigation System: 4 Votes
  - 2. Suggestions from owners: - Greg
    - a. Improve pest control
    - b. Improve lawn maintenance
    - c. Paved path to Founders Park
    - d. Privacy fence between each unit
    - e. Landscape front yards
    - f. New mailboxes for everyone
    - g. Gutter guards on all buildings
- iii. A resident asked what to do when an A/C unit is damaged by the lawn care company.
  - 1. Greg told them to call the office as soon as they notice the damage.
  - 2. We cannot hold the lawn care service accountable when the damage occurred several months ago.
  - 3. John suggested possibly putting a gravel landscape bed around the A/C units, and all agreed to keep that in mind.
  - 4. John informed everyone that if the fins on the A/C units are bent or damaged most companies will straighten them out.
- iv. Greg thought monuments and doggie stations were a good idea. Greg also suggested that fertilizing would help.
- v. John stated that the circle area at the end of the community is in poor shape.
  - 1. John had an idea for some small bushes/crosswalks but a lot of people have been parking on the grass there.
  - 2. Kathy expressed her concern about lack of watering for whatever is planted in the circle.
  - 3. A resident stated that some communities have a water spigot.
  - 4. Greg stated that he manages some communities that have a water truck come around from time to time and he also has communities where someone volunteers to run a hose over from time to time to water the area.
  - 5. Kathy stated that a gazebo would be an attractive nuisance for kids who would climb on it and who could get hurt, increasing liability for community.
  - 6. John stated that he idea of a bus stop shelter was to keep kids from standing on someone's driveway.
  - 7. Kathy and the residents present seemed to like the idea of landscaping better.
  - 8. A resident suggested installing parking spaces in the cul-de-sac for people to use.
  - 9. No decision was made on this issue.

- vi. A resident asked if a monument would add value to homes within the community.
  - 1. John stated that the appearance of a community is a big selling point when it comes to home values. He believes a monument and landscaping would really add a lot to the appearance of the property.
  - 2. Greg stated that a sign makes the community easier to find and that in his experience, communities with a monument appear nicer than those without which adds to the property value.
- vii. A resident asked about the BBQ grill letter that was sent out a few months back.
  - 1. Greg explained that the language came from the insurance company, MiddleOak, and it is just a suggestion from the Board.
- viii. Several residents asked if charcoal grills can be used anywhere, and Greg stated that only if they were 25 feet from the building. Propane grills can be used on the patio if they are more than 10 feet away.
- ix. A resident as asked if fire pits were permitted on patios. Greg stated they should be 25 feet away from the building because of the open flame.
- i. Mark Your Calendars: - John
  - i. The Easter event at the Rotary Club is March 15.
  - ii. Large item trash pickup will be April 24.
- j. Adjourn:
  - i. John adjourned the meeting at 7:55 p.m.