



Annual Meeting Minutes
September 4, 2019

Board members present:	John Andesilich, President Kathy Juergens, Secretary Curtis Litchfield, Treasurer
Management representative present:	Greg Phillips AMC Management, LLC
Guests:	Jim Walsh, J. Walsh Insurance
Location:	Stefanina's Restaurant-Wentzville
Others:	12 households represented 1 Proxy

Call to Order/Approval of Meeting Minutes

After dinner was served, Board President John Andesilich called the meeting to order at 7:15 p.m. The July 15, 2019 meeting minutes were unanimously approved.

Introductions

John introduced the Board members and Board nominee Doug Nix. John also introduced Jim Walsh from J. Walsh Insurance.

Accomplishments

Board's accomplishments for the past year included the following:

- Medallions and window trim painting was completed.
- Tree trimming and dead tree removals completed.
- Roofing project – 15 buildings have been completed.
- Hired AMC Management to manage the property.

2020 Budget Proposal

John presented the proposed budget. The monthly assessment will remain the same as last year, \$175 with an extra \$20 being put in the reserve account for future capital projects.

Q&A

- Discussed damage to an air conditioning unit at 223.
- Pothole noted in front of 136 as well as several other potholes throughout the Homeshire Drive circle that need to be repaired.
- Owner at 136 noted that the grass and soil by the sidewalk to the front doors needs additional dirt and grass seed.

Election of Board Member

Votes were tallied and Doug Nix, 206 Homeshire Circle, was unanimously approved as a new Board Member to replace John as his term has expired.

2020 Budget Approval

The proposed 2020 Budget was approved by a majority vote, with two nays.

Adjournment

The meeting was adjourned at 8:30 p.m.