



Annual Meeting Minutes
September 18, 2017

BOARD MEMBERS PRESENT:	John Andesilich, President Kathy Juergens, Secretary Lauren Ukman, Treasurer
SMG REPRESENTATIVES:	Keren Calder, Regional Director
GUESTS:	James Henry, Natural Lawn & Landscape Kevin Owens, Quality Roofing Laura Valendy, Reliance Bank Liz Lee, Reliance Bank Lauren Gregory, Boutique Realty
LOCATION:	Stefanina's Restaurant, Wentzville, MO
OTHERS:	18 households were represented

Call to Order

After dinner was served, Board President, John Andesilich called the meeting to order at 6:50 p.m.

History/Accomplishments

John gave a brief history of the current Board and their accomplishments for the past year. Accomplishments included the following:

- Established Homeshire Board email account—homeshire.asktheboard@gmail.com.
- Worked with the city to repair cracks in the street and fill in holes in the yard around storm sewers.
- Replaced and repaired trim around garage doors.
- Painted trim around garage doors and front doors - in progress.
- Enforced “No Parking” of commercial vehicles in the community.
- Trimmed trees.
- Graded around buildings to direct water runoff away from foundations.
- Repaired buckled driveway.
- Repaired storm damage to building roofs and siding.
- Acquired a new attorney.
- Acquired a new lawn service company.
- Acquired a new management company.
- Saved several thousands of dollars on contracted work.
- Moved the Association's CD's to a local bank instead of an out of town bank.

- Initiated long range plans for the community.
- Initiated amendments to the Declaration that will benefit homeowners.
- Established an Architectural Review Committee, Lawn & Landscape Committee and a Social Committee.

Recognitions

John recognized resident, Marie Reed, for her efforts in beautifying Homeshire Circle by placing and maintaining flower baskets on the mailboxes along a portion of Homeshire Circle each year. John also recognized Kathy and Lauren for their services.

Vision and 10-year Plan

John presented a few ideas for possible improvements around the community. Roof replacements will begin in 2018. Four roofs will be replaced in 2018, four in 2019, four in 2020, four in 2021 and three in 2022.

Budget

John presented the proposed 2018 budget which included a \$10 increase in the monthly assessment. John also compared monthly association fees for similar properties within St. Charles County and provided a history of Homeshire monthly assessments since 2008. John discussed the purpose of the reserve account and the need to increase the monthly contribution to meet FHA standards and future capital projects.

Q & A

Topics discussed included the following:

- Delinquencies and the collection process.
- Monthly assessment - in addition to a \$10 increase in the monthly assessment beginning January 2018, John is proposing an additional \$20 a month to fund the reserve account. Monies in the reserve account will be used to replace the roofs. Discussed a one-time lump sum assessment of \$1,500 for roof replacement versus spreading the payments out monthly. It is anticipated that the additional \$20 a month will be for a period of one year as well as the additional \$10 increase in the monthly assessment. A new budget will be prepared for 2019 and the monthly assessment and special assessment will be re-evaluated at that time.
- Proposed amendments and the desire to limit the number of rentals. Voting will remain open until more ballots are received.
- Discussed FHA requirements.

Budget Voting Results

Ballots were handed out for voting for the proposed budget and for an additional \$20 per month assessment to fund the reserve account. The tally was as follows:

Accept the 2018 budget as presented (includes an increase of the monthly assessment to \$155/month).

Votes: Yes – 25 No – 0

Authorize an additional \$20/month special assessment to fund the reserve account.

Votes: Yes – 17 No – 8

Homeowners' Survey

A survey was handed out. The survey consisted of 20 questions asking for homeowners' opinions on various topics.

Adjournment – The meeting was adjourned at 8:35 p.m.