



Annual Meeting Minutes
September 24, 2018

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

GUESTS: Yvette Sanders, City & Village Tax Office
 Kevin Owens, Quality Roofing
 Allen Press, Attorney
 David & Amy Mills, Minuteman Press

LOCATION: Stefanina's Restaurant, Wentzville, MO

OTHERS: 21 households were represented

Call to Order

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

Introductions

John introduced Board Member, Kathy Juergens and Board Member nominee Curtis Litchfield. John also introduced the vendors in attendance.

Accomplishments

John highlighted some of the Board's accomplishments for the past year.

- Established an answering service.
- Created a resident handbook of rules and regulations.
- Dead tree removal.
- Replaced 13 roofs.
- Satellite dish brackets installed on rooftops.

Vision and 5-year Plan

John presented a few ideas for possible future improvements to the community.

Amendment to Declaration Status

John reported that all three amendments have passed by majority vote. He explained that two of the amendments dealt with rental units to ensure that our percentage of non-owner occupied units do not reach our FHA threshold. The third amendment would allow the placement of privacy fences or shrubbery between the units. This practice was currently prohibited in the Declarations.

Delinquent Accounts

John reported that the current delinquency is \$11,000. During 2019, the Board will focus on eliminating the delinquencies. Liens have already been placed on three properties.

2019 Budget

John stated the proposed 2019 budget is the same as last year.

O & A

The following topics were discussed:

- Recent roadwork in the area.
- Utility easement along Oakley Lane.
- The monthly assessment. Same as last year \$175 with an extra \$20 being put in the reserve account.
- Percentage of rental units. Restricting rentals in the future. If you occupy your unit, you can rent it out. However, if you want to purchase another unit to rent, it is prohibited. Thus, one person can only own one unit a rental. The people who already own four or five units can continue to rent them, however, if they sell one unit, they cannot sell it to anyone who already owns units in the community. Renting to close relatives is permissible.
- Contact sheet to identify renters and owners.
- Window air conditioner at 136.

Election of Board Member

Ballots were tallied and Curtis Litchfield was unanimously elected as a Board Member.

Budget Votes

The 2019 Budget was unanimously approved.

Satellite Resolution.

Board Members signed a resolution stating that if a homeowner does not utilize the satellite base provided, they will receive a notice allowing them 30 days to remove the dish and properly place it. If they damage the roof, they will be responsible for the repair of the roof. John proposed installing an aluminum sign on each building stating that installers have to use the base provided on the roof. John will install bases on the six units that have not been re-roofed yet.

CD

A CD for will mature at the end of this month. It will be cashed out and deposited in the money market account to pay for roofs. Another CD will mature in June of 2019.

Adjournment – The meeting was adjourned at 8:00 p.m.