

HOA Annual Meeting Minutes

Date: November 4, 2024

Time: 6:30 PM

Location: Wentzville Rec Center

Board and Management

- No new volunteers expressed interest in joining the HOA board.
 - Hiring a professional HOA management company was discussed but dismissed due to concerns over increased dues.
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Slope Issue

- **Progress Update:**
 - The city has been slow in addressing the slope issue.
 - Bruce has worked extensively with Niki to push for progress.
 - Once started, the project is expected to take about three weeks to complete.
 - **Financials:**
 - \$12,000 of HOA funds remain reserved to pay Done Right once the project is complete.
 - Remaining costs will be covered by funds from 131.
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Common Grounds and Maintenance

- **Entrance Sign and Wall:**
 - Work on the front entrance sign will begin after the slope project.
 - A suggestion was made to use rock instead of mulch for a lower-maintenance solution.
 - The front wall appears to be dipping; this will be addressed later (possible mud jacking).

- **Tree Maintenance:**
 - The board will only address trees on common grounds.
 - Urgent tree removal will be addressed once a tree removal company is engaged.
 - Major risks of trees falling on homes appear minimal at this time.
 - If a tree falls in a creek bed, residents should notify the board for review.
 - All tree-related work is on hold until the slope project is complete.
 - **Flooding and Creek Beds:**
 - Residents are encouraged to document and report heavy creek flow or flooding with photos or videos.
 - **Site Survey:**
 - A site survey of the neighborhood may be considered to better define common ground boundaries.
 - Residents should not alter common grounds to avoid future complications.
 - **Mowing Contracts:**
 - Mowing is bid annually, and the board is exploring ways to reduce maintenance costs, such as modifying common grounds.
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Dues and Finances

- **Current Financial Goals:**
 - Maintain at least \$80,000 in reserves before discussing a potential reduction in annual dues.
 - **Dues Collection:**
 - 15 properties are overdue on payments.
 - Late notices are mailed, and email reminders are sent.
 - Liens will be placed on properties with unpaid dues if necessary, but the board aims to resolve issues amicably.
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Neighborhood Updates

- **Development News:**
 - Olaf's land at Hepperman and Interstate Drive will become a new subdivision.
 - The mayor announced that the parkway will connect to Interstate Drive next year.
 - Apartments are not planned as of now.
 - **Street Repairs:**
 - Potholes in the neighborhood can be addressed by residents calling the city and alderman. Multiple calls will expedite repairs.
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Miscellaneous

- **Resident Suggestions:**
 - Cut ivy and invasive honeysuckle to protect trees and prevent damage, with board approval.
 - Adding contractor information to the neighborhood website in addition to leaving posting yard signs for no longer than two weeks.
 - **Neighborly Reminders:**
 - Pick up after pets to maintain cleanliness.
 - Do not alter common grounds without board approval.
 - **Community Events:**
 - A joint picnic with the neighboring subdivision was suggested. The previous event was well-received and could be repeated.
 - **Transparency:**
 - Meeting minutes will be posted online to keep residents informed.
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Acknowledgments

- Special thanks to Bruce for his extensive efforts on the slope issue and overall dedication to the HOA.