

Tiara Annual Homeowners Minutes

Date: 4/25/2021

Time: 3:00 PM

Location: Pevely City Hall

Board Member Attendees: Bill Hutchings, Barry Fondaw, Allen Shelledy, and Jim Tanner

Absent: Doug Groom

Homeowners: 30

Call to Order: Bill Hutchings

1. Bill Hutchings introduced trustees and made brief comments on the dedication of each board member, and sometimes board members do not always agree, but that simply shows a healthy board.
2. Introduction: Alan Eickhoff Chief of Pevely Police Department
 - a. The police department is fully staffed and will be replacing six cars with SUVs for improved reliability.
 - b. If the Police do not know about issues, they cannot help.
 - c. Lawn Jobs videos are a great help aiding in catching violators.
 - d. Excessive load vehicles and speeding is illegal chief asked for a description of the car and license number.
 - e. Neighborhood watch programs are great and need at least seven homeowners that are watchful and engaged to be successful.
2. Introduction: Nathan Scharf Pevely City Administrator
 - a. Pevely ran without a street plan but are repairing streets needing the most attention and working their way down streets that require the least attention.
 - b. For years, the City of Pevely has not had a plan to resolve stormwater challenges, but now the sales tax has passed, they are working with a third party to develop a plan, to address by prioritization the worst. In November, revenue will start to come in, and shortly afterward, the City will order a study.

3. Explanation of work completed in 2020 (Barry Fondaw – Trustee)
 - a. Removal of a tree that had fallen on common property into homeowner's driveway.
 - b. Lost Lake Dam repairs
 - c. Repair of the culvert passing under St. Benedict that was separating and creating a large sinkhole. Also addressed other areas with soil erosion.
 - d. Repair of truck damage at phase 4 entrance.
 - e. And itemized list of projects not addressed because of lack of funds:
 1. Repair 5 picnic tables in hazardous condition.
 2. Repair Lake of the Woods foot bridge.
 3. Rebuild/design phase 4 entrance landscaping.
4. Review 2020 budget (Jim Tanner – Trustee)
 - a. The Board of Trustees raised assessments \$45.00.
 - b. Homeowners asked about no votes regarding the increase in HOA assessments as covenants state homeowners must vote and approve to raise them first.
 - c. The attendees agreed that the 2021 assessment needed to be raised to \$240 but it was correctly pointed out that the covenants currently lock the annual assessments at \$195. So, a twostep solution was motioned, seconded, and approved by majority vote. The steps are:
 1. For only the year 2021 the regular assessment will be \$195 and there will be a special assessment of \$45, with 2021 assessments equaling \$240.
 2. A committee was formed to develop a comprehensive covenant amendment, deleting the assessment amount from the covenants while making other needed updates and clarifications. The new proposed amendment will then go thru the 8-week approval process well before the next annual meeting.
 - d. Homeowners questioned funds budgeted at \$900.00 to restock lakes with fish and agreed on \$350.
 - i. Homeowners by majority approved \$350.00 to restock lakes.
 - e. Homeowners asked why no funds were allocated in the 2021 budget under repairs & Maint. Trustees advised money allocated was moved to Grounds & Misc. Maintenance.
 - i. Homeowners by majority approved the 2021 budget.

5. Review of Liens (Bill Hutchings – Trustee)
 - a. Updated Homeowners on why the Board stopped applying liens. The reason was that some homeowners simply ignored the liens and continued violating covenants. For instance, one homeowner had ignored 5 successive years of liens.
 - b. Instead, the Board started using court actions on homeowners past due on HOA fees and others that violated the covenants. Now we have only two that are delinquent.
 - c. The homeowner with pool violations is being addressed in court due to not complying with the covenants and City of Pevely codes.
6. Nomination and elect new Trustee.
 - a. Homeowners by a majority voted for Jim Tanner to remain on the Board.
7. Motion to adjourn.
 - a. Homeowner seconded the motion to adjourn, and the meeting ended at 5:30 PM