

## Annual Meeting - Minutes

**Date:** October 12, 2024  
**Time:** 10:00 a.m.  
**Place:** Pevely City Hall Board Room

## Annual Meeting Agenda:

1. **Call to Order** – *Doug Groom called the meeting to order. Paula Beier facilitated the meeting. Ground rules for the meeting were shared and agenda was reviewed.*
2. **Introductions:**
  - a. **Board of Trustees** – *Trustee introduced themselves. Larry Womack, Doug Groom, Paula Beier and Mike Reid were in attendance. Barry Fondaw was not present.*
  - b. **New Management Company – Ernst Management Services.** *Renee Ernst attended the meeting and introduced herself. She shared background and information about Ernst and the services they now provide for Tiara at the Abbey.*
3. **2025 Annual Meeting –**
  - a. **Meeting will take place in 2/2025** - *Paula Beier shared that the annual meeting will take place in February 2025 (date TBD). A 2025 proposed budget will be shared and an election for two trustee seats will take place, along with any other pertinent agenda items.*
4. **Trustee Elections**
  - a. **Status of current Trustee terms**
    - i. *Barry Fondaw – Second consecutive term would have expired in 2024. Barry resigned in writing shortly before this annual meeting. Trustee position to be filled during the election in February 2025.*
    - ii. *Mike Reid – First term expires in 2024. Mike has expressed interest in running for re-election in February 2025.*
    - iii. *Doug Groom – Second consecutive term will expire in 2025. Election to be held in February 2026.*
    - iv. *Larry Womack – Appointed following resignation in 2024. Will complete interim first term in 2026.*
    - v. *Paula Beier – Appointed following resignation in 2024. Will complete interim first term in 2026.*
  - b. **Trustee election in February 2025 annual meeting** – *If interested in a trustee position, please send your biographical resume, including your name and address, to Ernst Management Services. All candidates are welcomed.*

*To complement current trustee knowledge, skills and abilities, an individual with Finance/Accounting experience and/or Building/Permitting/Construction/Codes, and/or environmental/lake management experience would be welcomed. DEADLINE for submission is 12/31/2024.*

- c. Process for Trustee elections** – *There will be a formal election for those who attend the February meeting. Trustees have also been considering allowing proxy voting for those who are unable to attend the annual meeting in February 2025 - to provide for more inclusion and participation. There was also a proposal by a homeowner at the meeting suggesting proxy voting. Trustees are researching and will provide more information in this regard.*

## **5. Prior Year Annual Meeting Minutes**

- a. April 2024 Annual Meeting** – Nothing published following the meeting that was disrupted and rescheduled to October – May letter was published advising the meeting would be rescheduled.
- b. Annual Meeting Minutes 2019 – 2023**
  - i. 2021 and 2023 (loaded to web page)
  - ii. 2019, 2020, 2022 – If anyone has them, please submit to Trustees for posting to the web page. *Paula Beier requested that anyone who may have meeting minutes from 2019, 2020 or 2022 please provide those to Ernst or a trustee for publishing to the HO web page.*

## **6. 2024 Budget**

- a. Propose 2024 Budget** – *Paula Beier presented the budget proposed by the Trustees for 2024. A majority of those in attendance ratified proposed budget with one change – the \$600 for Holiday Decorations was removed.*
  - 1. *It was decided that a volunteer group of homeowners would decorate. It was suggested that Jim Brown may have some decorations from past seasons. If interested in decorating or donating decorations – reach out to Paula Beier at 314-550-6560 or email paula.beier1@gmail.com.*
  - 2. *There was also a suggestion that there may be alternatives to replacing the grass carp to manage the duck weed. Trustees will discuss.*
- ii. Review 2024 actuals to date** – *financials through July 2024 were discussed and any questions answered.*
- iii. Discuss variances 2023 and 2024 to date** – *all significant variances were discussed for budget years 2023 and 2024. Various questions were posed/answered about expenses through 2023/24. The Trustees*

*shared that vendor bids will be sought for 2025 grounds and lake maintenance to ensure HO get the most value for the expense.*

- b. **Introduce \$45 special assessment for 2024** – due November 2024 –  
*Discussed the need for a special assessment in 2024 to cover general expenses and ensure a modest reserve. A vote was taken, and a majority ratified the proposed \$45 special assessment. Ernst will be sending invoices in October.*
- c. **Request for all delinquent assessments to be paid** – *Shared that there are roughly \$9,500 in outstanding Yearly Annual Assessments still outstanding. When the Special Assessment invoices are mailed, the total due for Yearly and Special Assessments will be included. Payments should be made to Ernst Management Services.*
- d. **Advise 2025 proposed budget considerations underway**
  - i. Permanent assessment increase vs. annual special assessments – to be considered in February meeting.
  - ii. 2025 Proposed association improvements or indenture review?

## **7. Homeowner Questions/Other Topics**

### **a. Homeowner General Q&A/Proposals**

- i. **Question - What are legal Expenses to date 2024?** \$2,305
- ii. **Question - Who provides insurance coverage?** American Family
- iii. **Proposal - Lawn Care suggestion** - Request to get bids with and without island maintenance
- iv. **Proposal - Suggestion to review or rewrite all Indentures?** Will be expensive and take time, but they are dated
- v. **Proposal - Vote to change convents** – Leave the Yearly Assessment at \$195 but allow for a reasonable amount above that based upon need/budget rather than permanently raising the amount
- vi. **Proposal – Change to covenants** - Processes for proxy voting, trustee nomination, and trustee removal

## **8. Notice**

- a. **Indenture Violations** – *There is a general issue and increasing dissatisfaction among neighbors with visible trash receptacle storage (on non-pickup days) and personal trailers visibly stored/parked in driveways. Trustees and neighbors would appreciate compliance with these (and all other) indentures, and it will ensure that indenture violation notices and fines are avoided.*
- b. **Trustee Service** – *Thanks to Mr. Fondaw for serving as a Trustee for the past two terms.*

- c. **New Flag** – Thanks to Mr. Kalbfleish for providing a new flag at the first entrance.
- d. **Main Lake** – Please note that the Friday before this Saturday meeting; while walking her dogs in the common grounds, Paula Beier noted a small sink hole like formation near the spillway of the main lake. Mike Reid has put up some poles and caution tape around the hole until the Trustees can get a vendor to come out and inspect the hole. Please refrain from walking around this area until the issue can be inspected/rectified.

## 9. Meeting Adjourned

### Homeowners in Attendance:

<b>Name</b>	<b>Address</b>
Seeger	224 St. Benedict
Kelso	532 Jackson Way
Pryor	404 Trinity Ridge
Popp	105 Scarborough
Molly Burlage	9 Mt. Cassino
William Klages	71 Christina
Michaela & Tom Vita	124 Scarborough
Kathy & Jim Lamprecht	170 St. Benedict
Jim Collier	545 Jackson Way
Steve Asinger	415 Trinity Ridge
Dan & Janet Murphy	61 Christina
Bob Evans	52 Christina
Don Murphy	194 St. Benedict
T. Coleman	548 Jackson Way
Kalbfleish	412 Trinity Ridge
Carl Beier/Brad Beier	113 Scarborough Lane
John Ingram	5 Saint Maur
Karen & Shawn Wallace	216 St. Benedict
Pat Schlette	515 Oxford Place
Jerry Vinyard	19 Christina
L. Figliola	189 St. Benedict

Tiara at the Abbey Homeowner's Association				
2023 Budget to Actual Comparisons & Proposed 2024 Budget				
Cash Basis				
	Budget 2023	Favorable/ (Unfavorable) Variance	2023 Actuals	Proposed Budget 2024
<b>Receipts</b>				
Assessments	\$ 35,880.00	\$ 150.00	\$ 36,030.00	\$ 35,880.00
Special Assessments - 2023	\$ 8,775.00	\$ (495.00)	\$ 8,280.00	\$ -
Special Assessments - 2024	\$ -	\$ -	\$ -	\$ 8,280.00
Income Tax Interest Refund	\$ -	\$ -	\$ -	\$ -
Interest - City & Village	\$ -	\$ 187.20	\$ 187.20	\$ -
Recording & Releasing Fees Reimbursed	\$ -	\$ -	\$ -	\$ -
Building/Construction Deposit	\$ -	\$ -	\$ -	\$ -
Attorney	\$ -	\$ -	\$ -	\$ -
Late Fees & Violation Fees	\$ -	\$ 275.00	\$ 275.00	\$ -
Outstanding Assessments	\$ -	\$ -	\$ -	\$ -
<b>Total Receipts</b>	<b>\$ 44,655.00</b>	<b>\$ 117.20</b>	<b>\$ 44,772.20</b>	<b>\$ 44,160.00</b>
<b>Disbursements</b>				
Collection Fees	\$ 3,000.00	\$ 330.18	\$ 2,669.82	\$ 1,611.00
Decorations Service For Christmas	\$ 762.42	\$ 762.42	\$ -	\$ -
Electric	\$ 525.00	\$ 21.60	\$ 503.40	\$ 550.00
Insurance	\$ 2,300.00	\$ 100.00	\$ 2,200.00	\$ 2,430.00
Lawn Care	\$ 20,000.00	\$ (77.29)	\$ 20,077.29	\$ 24,120.00
Grounds Maintenance				
C&V Various Account Headings (Grounds & Misc. Maintenance/ Road Maintenance/ Repair)	\$ 4,000.00	\$ (7,554.45)	\$ 11,554.45	\$ 3,000.00
Legal Fees	\$ 1,500.00	\$ 801.78	\$ 698.22	\$ 3,000.00
Postage	\$ 110.00	\$ (204.88)	\$ 314.88	\$ 600.00
Printing & Reproduction	\$ 100.00	\$ 54.88	\$ 45.12	\$ 100.00
Recording and Releasing Fees/Legal Expenses	\$ 100.00	\$ 9.00	\$ 91.00	\$ 100.00
Refund of Building/Construction Deposits	\$ -	\$ -	\$ -	\$ -
Rent - P.O. Box	\$ 85.00	\$ 85.00	\$ -	\$ 112.00
Signs	\$ 100.00	\$ 100.00	\$ -	\$ -
Supplies	\$ 100.00	\$ 100.00	\$ -	\$ -
Third Party Collection	\$ -	\$ -	\$ -	\$ 200.00
Tax Prep	\$ -	\$ -	\$ -	\$ -
Taxes - Property	\$ 2,000.00	\$ 183.20	\$ 1,816.80	\$ 1,852.52
Web Site Maintenance	\$ 400.00	\$ 400.00	\$ -	\$ 400.00
Microsoft 365	\$ 300.00	\$ 300.00	\$ -	\$ 250.00
Lake Maintenance	\$ 900.00	\$ 900.00	\$ -	\$ 2,500.00
Subdivision Social Expenses	\$ 180.00	\$ 180.00	\$ -	\$ -
Ernst Management - Set Up and Monthly Fees	\$ -	\$ -	\$ -	\$ 2,062.50
<b>Total Disbursements</b>	<b>\$ 36,462.42</b>	<b>\$ (3,508.56)</b>	<b>\$ 39,970.98</b>	<b>\$ 42,888.02</b>
<b>Increase (Decrease) In Cash</b>	<b>\$ 8,192.58</b>	<b>\$ (3,391.36)</b>	<b>\$ 4,801.22</b>	<b>\$ 1,271.98</b>
<b>Assets</b>				
City & Village Account - Cash Balance 12/31/2023	\$ 16,000.24		\$ 20,801.46	
<b>Total Assets</b>	<b>\$ 24,192.82</b>			<b>\$ 22,073.44</b>