

## Monthly Meeting - Minutes

**Date:** November 20, 2024  
**Time:** 6:00 p.m.  
**Place:** Teams Meeting (Doug, Mike, Larry and Paula in attendance)

### Annual Meeting Agenda:

1. **Call to Order** – Doug Groom called the meeting to order.
2. **Holiday Decorations** - There were no volunteers that reached out regarding assisting or donating decorations for the subdivision entrances. The budget was cut in the October meeting by homeowners present at meeting. The Beier family donated decorations and decorated the entrances. Does the board feel more should be done or is the modest decoration good for 2024? Doug to make a few phone calls to see if there is any vendor that would do more for a modest fee. If nothing available, stick with the modest decorations already in place.
3. **October Financials** – No questions about the financial results. Paula to forward to Allen for uploading to the H.O. web page.
4. **2025 Budget** – Paula will prepare a draft budget for review at the December monthly meeting. Budget for a Special Assessment for 2025 to increase the reserve to a healthy balance. Board members requested to send Paula any input or considerations between now and December meeting.
5. **Groundworks** – Mike to verify if Groundworks completed the intake cleaning process and if they completed the final annual leaves/debris cleanup on the grounds – despite the fact we had requested they wait until all the leaves had fallen. (Update: Mike confirmed on November 21<sup>st</sup> that both items had been completed per Groundworks).
6. **Dam Repairs** – Mike and Doug approved the proposal for the dam repair after meeting with the vendor in person at the lake. Vendor confirmed he has everything he needs from Board to complete the repairs. Mike to follow up regarding timing of repair work.
7. **Election** – Post reminder for bios/resumes for those interested in a Trustee position to the homeowner page. Paula will advise Allen.
8. **Post Office Box** – Since we will be closing the Pevely Post Office box and changing the web page to point all correspondence to Ernst, Mike will get the keys from Barry and return them to the Post Office.
9. **Covenant Violations** – Discussed numerous violations, both new and repeat offenders (car on jacks, commercial vehicles, trash cans, trailers, etc.). The Board has also received several complaints about barking dogs. This is an issue for City of

Pevely, but we will include a mention in the next all homeowner mailing reminding neighbors to be courteous. Larry and Mike to forward violation information to add to those Doug has documented from our discussions to get a consolidated list/status to send to Ernst for handling.

**10. Covenant Updates Needed:**

- a. Assessment hardcoding (\$95) updated to more generic verbiage.
- b. Repeat violator fines raised.
- c. Construction Fee raised.
- d. And other updates to refresh the somewhat dated verbiage.

**11. Meeting was adjourned and additional agenda topics passed to December meeting.**

**December Meeting Topics:**

**12. Annual Meeting will take place in 2/2025 – Plan/assign tasks for annual meeting.**

- a. **Trustee Elections** - *Discuss election process and develop ballot for Ernst. Discuss proxy voting.*
- b. **2025 proposed budget** - Review (permanent assessment increase vs. annual special assessments – *to be considered in February meeting*).
- c. **Other Topics** -

**13. Discuss Homeowner Questions/Other Topics**

- a. **Proposal - Lawn Care suggestion** - Request to get bids with and without island maintenance
- b. **Proposal - Suggestion to review or rewrite all Indentures?** Will be expensive and take time, but they are dated
- c. **Proposal - Vote to change covenants** – Leave the Yearly Assessment at \$195 but allow for a reasonable amount above that based upon need/budget rather than permanently raising the amount
- d. **Proposal – Change to covenants** - Processes for proxy voting, trustee nomination, and trustee removal

**14. Violations Statuses**

**15. Restocking the ponds/duckweed management?**

**16. Bids for lawncare services?**

**17. Indenture revisions?**

**18. Update on process for incorporating/not incorporating**

**19. Craft letter/agenda for H.O. meeting in February 2025**

**20. Other?**