

Tiara at the Abbey Monthly Meeting Minutes

09/18/2024 18:00 CST via TEAMS Bridge

Attendees: Doug Groom, Larry Womack, Mike Reid, Paula Boswell-Beier (Barry F. was not in attendance)

Topics for Discussion:

- **Meeting Minutes from July**
 - Approval or changes? Need more responsiveness so we can post the minutes as we should according to indentures. Doug approved pre meeting. Larry and Mike approved post meeting. Paula has sent them the Allen for posting to the homeowner's page.
- **Total dues outstanding** – 49 homes remain delinquent for 2024, and a few have balances pre-2024. The total amount outstanding is \$10,450.57. Information was included in the first-class letters mailed to all homeowners on September 11, 2024, by Ernst introducing the new management company, providing information on how to pay and how to pay before October 1 to avoid any interest/late charges, and including information about the annual meeting on October 12.
- **Resales**
 - There were no resale requests to be reviewed. The homepage has been updated to indicate Ernst Management Services should be contacted when any resales occur.
- **Modification Requests**
 - **Template** - With a few changes, the template provided by Ernst was approved by the Board of Directors following this meeting. Doug G. has since sent the changes back to Ernst and advised they can move forward with using the forms with requested changes. *Post meeting confirmed the 30-day turnaround time.*
 - **Pending Change Requests** – Barry was not present in the meeting to advise if there are any pending modification/changes.
- **Update on contacting Developer for Incorporation of Tiara**
 - Ernst has contacted the Tiara developers.
 - Lawyer (D.S.) is using this information to move forward with contacting developers for next steps.
 - If we can make these changes, and update the deeds, we will likely be able to discontinue paying taxes on the common ground that is deeded differently.
- **Management Company Utilization/Role**
 - Discussed leveraging the management company where prudent to manage vendors for efficiency and effectiveness purposes. Trustees remain fully responsible for decision making and direction.
- **Planning for October Annual Meeting**
 - Due to time constraints, Trustees will meet again before October meeting to discuss and plan for a productive annual meeting. *Larry to follow up with Barry and Renee and determine how to best livestream the meeting. Be prepared to discuss at next meeting.*

- **Violations**

- **Template** - With a few changes, the template provided by Ernst was approved by the Board of Directors following this meeting. Doug G. has since sent the changes back to Ernst and advised they can move forward with using the forms with requested changes.
- **Indenture Violations** - Trustees reviewed the violation action list to provide direction to Ernst:
 - **General Notice** - Trustees to request Ernst send a letter to all homeowners regarding two systemic indenture violation issues whereby the Trustees have received multiple reports/complaints – trailers (Restrictive Covenants – V. 35) and trash receptacles (Restrictive Covenants – V. 30). Since the issue is somewhat systemic across the subdivision, it is preferred that a letter be sent reminding all homeowners of these two specific indentures prior to issuing violation notices.
 - **Specific Violation Notices** – Requests for Ernst to act -
 - There is one homeowner where action will be taken with respect to Restrictive Covenants – V. 20 – grass/weeds. The city of Pevely will be contacted to address the situation (Doug to handle).
 - There are three homeowners where additional reports have been made about commercial vehicle parking – Restrictive Covenants – V.37.
 - There is one homeowner where multiple reports have been made about nuisance noise, trailer, trash cans and concern a business is running from the home – Restrictive Covenants – V. 17, 21, 35, 30.
 - There is one homeowner where a specific violation letter will be sent for a trailer due to repetitive complaints and reports – Restrictive Covenants – V. 35.

- **Grass Cutting**

- Frequency of cutting – with expenses running higher than last year, Trustees have asked Groundworks to only cut the grass when requested for the remainder of this season. Trustees would also like to review the Groundworks contract. Renee has requested from vendor. *Post meeting – contract was received and reviewed.*