

Tiara at the Abbey Monthly Trustee Meeting Minutes – April 23, 2025

Teams Meeting – 6:00 – 7:30 PM

Attendees: Doug Groom, Larry Womack, Mike Ried, Paula Beier, John Ingram

1. **Approval of March Meeting Minutes** – Move for approval of March Meeting Minutes. Approved and sent for posting to web page.
2. **2025 Financials** – As of March month end, there were 13 homeowners who still owed for the 2024 Annual + Special (\$3,138.98) and 11 homeowners who still owed for the 2024 Special (\$495). There were 26 homeowners who ‘owed’ the Special but have a pre-paid balance whereby Ernst will recognize the Special from the respective individual pre-paid balance (thus reducing the comprehensive prepaid balance) as the 2025 invoices are processed. There are two homeowners who owe for past years. Expenses were as expected. Trustees discussed possible reasons for such delinquent balances (changed management companies, confusion with amounts communicated for 2024 assessments, etc.).
 - a. **Actions:**
 - i. Mailed 2025 invoices for Assessments due (\$195 Annual + \$100 Special). Due date is April 30th.
 - ii. Included proxy for all H.O. to vote for the move or not to a \$295 Annual Assessment beginning in 2026 (versus continuing systemic specials).
 - iii. Two legal letters mailed to H.O with the longest standing past due balances.
3. **Longer Term Budget Development** – John will take the lead on proposing a forward-looking strategic budget (to get in front of pond/lake management, suggest an engineer study of lakes, etc.) for Trustee review and to accompany covenant discussions meeting later this year.
4. **HOA Insurance** – Existing carrier exiting the business in May 2025. There were two proposals from new carriers to review in the meeting. Group reviewed spreadsheet comps and chose a new carrier. There were a few follow up questions that Doug/Paula facilitated with the broker post the April meeting. Farmers Insurance is our new carrier.
5. **Ground/Lake Maintenance** –

- a. New vendor, General Lawn, has taken over ground maintenance.
 - b. Garbage truck island damage was repaired on 4/15 after receiving reimbursement from garbage company.
 - c. Rock from main entrance destroyed by truck crash was cleaned up on 4/15. Board decided to move what remained of the large rock to an island to avoid further accidents. Repaired grounds and placed two smaller rocks.
 - d. Seed/straw was scheduled for the top of the main dam/will fertilize in fall. Weed control planned for islands and entrances.
 - e. Larry will manage communications with General Lawn – Mike will assist when Larry out of town.
6. **Fish Restocking** – Mike has scheduled for Carp (\$700) stocking in May for duck weed management. Found vendor who will deliver (\$100) and introduce fish to the lake. Will not stock other fish breeds due to low HOA reserve balance.
7. **Indentures/Violations** – Discussed pending status/new issues and agreed to direct Ernst to take the appropriate actions.
- a. **Indentures** – Storm repairs, roofs, etc. requests continue to flow in.
 - b. **Violations**
 - i. **Violation 1** – Trustees agreed to move forward with fine in e-mail this week. In January, sent a second notice about 4 trash cans (now 3), repeat offender. H.O. friend responded that an enclosure will be built – but nothing has presented to Trustees. Trustees agreed to have Renee reach out and advise the H.O. has two weeks to submit the plans for review. Fines will continue if the cans remain out until the situation is resolved. (Indenture 30).
 - ii. **Violation 2** – Asked Renee to send notice re Trailer with the side/by/side. Was not there last few days but then returned. Discussed with H.O. who advised he is searching for a new location to store the trailer and toys. Will give grace for a few weeks.
 - iii. **Violation 3** - Overnight Street Parking – Sporadic situation. Will send an initial warning letter regarding the overnight parking. Larry to confirm address.

- iv. **Violation 4** – Mike to provide address. Trailer that appears to be used for a tree cutting business parked in driveway. Have Renee send letter.
- v. **Other?** There is one home on St. Benedict (Mike/Larry to provide address/pics to Ernst) that has been parking in street overnight violating indentures/creating a safety concern.
- vi. **Indenture 23 (Recreational Vehicles)** – Trustees reviewed the indenture. Street licensed vehicles only for ingress and egress. There have been multiple reported incidences and complaints. Besides driving on the subdivision streets, there are reports of ruts in some of the common grounds. Decided to do the following:
 - 1. Discuss with Mayor/City of Pevely to determine if there is a broader issue any plans to address. Also, discuss the issue with some outsiders coming over to the lakes on these vehicles (and fishing the lakes). One H.O. in TIA has a situation with multiple parties accessing lakes through his property.
 - 2. Place a reminder on the H.O webpage.
 - 3. Place a reminder regarding the indenture in the next mailing to all H.O.

8. **Incorporation/Property Deeds** – Doug advised that legal actions are continuing to proceed.

9. **March Annual Meeting Action Items**

- a. Discussed September meeting planned to discuss H.O. Indenture change/add proposals. Saturday, September 6, has been tentatively chosen (after summer vacation season). The process will include collection of ideas for changes/adds – any changes/adds to be prepared and presented at next annual meeting for vote (will only collect ideas and concerns at this meeting – no voting in September). Doug has booked the Pevely room.
 - i. John to draft an agenda and meeting outline to propose to Trustees.
 - 1. Provide financial update as per H.O. request to provide update at the meeting.
 - ii. Will prepare a letter to H.O. and post to web page once agenda agreed.
- b. June/July - Schedule a 45-minute meeting with lawyer before the September meeting to discuss bylaws, collect his feedback for best practice language updates/changes, and other ideas.

- c. August to October – provide updates to lawyer about H.O. proposed changes to get feedback and prepare for voting on any changes that might be ready prior to the next annual meeting.

10. Other Agenda topics?

- a. **2026 Annual Meeting** – discussed process for 2026 Trustee Candidates for any open seats.
- b. **H.O. Fence Near Main Lake** – presents access issues for lawncare and fishermen. Have a short-term solution. Need to potentially pursue longer term solution.

11. Meeting adjourned