

Tiara at the Abbey Monthly Trustee August Meeting Minutes – August 27th, 2025

Teams Meeting – 6:00 – 7:30 PM

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

1. **Approval of June Meeting Minutes** – June meeting minutes were approved through e-mail and sent to the webmaster to post to the homeowner site. Note: Since the June meeting was held in early July due to vacations and family emergencies, there was no July meeting.
2. **2025 Financials Results** – Paula updated team – Doug and Paula to discuss next steps with attorney.
 - a. **2024 Assessments** - As of mid-May, eight (8) homeowners owe for the 2024 Annual + Special (\$1,920), and seven (7) homeowners owe for the 2024 Special (\$315). There is one homeowner owing for numerous past years totaling about \$480 (plus all of 2024/2025).
 - b. **2025 Assessments – Due date 4/30/25**
 - i. 133 Homeowners paid the 2025 Annual assessment (\$25,935), leaving a balance outstanding of \$9,895 (51 homeowners).
 - ii. 133 Homeowners paid the 2025 Special assessment (\$13,300), leaving a balance outstanding of \$5,095 (51 homeowners).
 - iii. One HO to whom legal letters were mailed due to longest outstanding balances remains (total outstanding is \$1,177.66, reference above).
 - iv. H.O.'s voted for the move to a \$295 Assessment beginning in 2026 (rather than continuing with specials). 64 Yes/30 No. In July, a request was sent to the attorney to draft an amendment to file with Jefferson County to amend document – in process.
 - c. **Actions for Collections of Past Due Accounts (\$17,225 outstanding):**
 - i. 35 Homeowners – Owe roughly \$10,325 for 2025 dues.
 - ii. 15 Homeowners – Owe roughly \$6,900 for 2024 and 2025 dues.
 1. 8 homeowners have not paid for 2024, also have not paid for 2025 annual or special assessments.
 2. 7 homeowners have not paid for 2024 special (but did pay the annual) but also have not paid for 2025 annual or special assessments.
 - d. **Interest Charges** – Ernst has commenced computing interest on past due amounts. Board discussed options to improve incentive to pay and on time as per covenants.

3. **Long Term Budget Development** – John presented second draft in the July 9 meeting. John updated and sent back out for final review by Trustees. Included the \$295 annual assessment fee – using our agreed upon 95% ownership anticipated payments ($184 \times \$295 \times 0.95 = \$51,566$). Next step is to present to HO.

4. **Ground/Lake Maintenance –**

- a. Requested the lawncare company to slow on cuts now that grass is dry and to defer fertilization until grass is not so dry.
- b. Should we consider purchasing a few bales of straw to put in the water for the duckweed? There are no signs that the fish have died off. Have witnessed fish being removed by fishermen. Larry to contact lake management company to discuss potential treatments.

5. **Indentures/Violations** – Discuss pending/new issues and request Renee to take the appropriate actions.

a. Indentures – Storm repairs, roofs, etc.

- i. Status of any outstanding requests – all requests received have been reviewed and responses sent back.

b. Violations

- i. **Homeowner 1** – Doug requested Doug respond with advice regarding the message received from non-homeowner resident. Trash cans were moved to back porch, but neighbor is still complaining. Doug to follow up with Doug again regarding next steps.
- ii. **Homeowner 2** – Renee sent letter regarding Indentures 30, 34, 35, 39. Trailer and trash gone. Truck was parking on grass but now the driveway has been widened.
- iii. **Homeowner 3** – Indentures 19/30. Trashcans have been moved inside. The barrier is fine – if it is painted to match home. Need to provide a response that the barrier is fine once treated.
- iv. **Homeowner 4, 5, 6** – Send trash can violation letters (storing outside).
- v. **ATV incident update from July 4?** Larry advised it was handled.
- vi. **General ATV situation on subdivision streets?** City included message with the water bill notices. Also, looking at revising city ordinance since it makes it difficult for communities with conflicting

positions. The HOA supersedes city when there are differences, but optics are difficult. Ordinance currently says one must buy a permit/license. But the lack of insurance makes it particularly problematic if there are accidents, especially when the operators are minors in many instances.

vii. Dead Trees/Islands – any updates? City of Pevely removed the problematic trees. The city does not want TAA to continue planting trees since we cannot properly water them to make the root structures healthy – they will not continue to cut down problem trees if we replant. Suggested we use boulders or bushes that can tolerate the arid situation. To be discussed with HO in next meeting.

viii. Other?

6. **Incorporation/Deeds** – Lawyer provided status in phone call in July. The ball is in the court of the accountant of one of the builders. Attorney is actively pursuing the paperwork.

7. **Property Values** – Mr. Markus advised that he requested the Chief of Police will reach out to the HOA's to plan a meeting to discuss. Keep an eye out for invites. Will include an invite for the school superintendent. If we don't see something soon, will extend another friendly reminder.

8. **Ernst/TAA Board – Communications improvements.** Need to ensure board members and Ernst are encircled in requests/communications with H.O. Reminder to include Ernst in all comms/remind Ernst to include Trustees. Paula will send a message to all as a reminder (completed post meeting).

9. **2024 Annual Meeting – John**

a. Election – John raised board legitimacy issue again (on behalf of 'they/them' – other Trustees unsure who/what exactly this references). Questioned the terms of current board members but declined to clarify the exact point or intent in raising the point. This resulted in bickering and a disruption in the meeting – was not the first time business has been derailed by disruptive behavior. Paula reminded all that our energy needs to remain focused on the benefit of all 184 lot owners and doing good work. Larry requested a question for the lawyer regarding case law – regardless of covenants - if not current on dues (assessments or fines), can one participate or serve in trustee role? To be discussed with legal advisor.

- b. Requested Covenant Changes – John takes issue that his covenant ideas proposed last year have not been addressed. Paula advised his suggestions were in fact captured and merged with all the other potential ideas – none of which have been prioritized nor addressed with the HO. That is the purpose of the ‘town hall’ to gather all ideas or concerns. All feedback and suggestions to date have been captured.

10. March 2025 Annual Meeting Action Items

- a. Feedback on Covenant Memo Distributed by Paula? Prioritize top by-laws Trustees are interested in lawyer reviewing? Not completed as of this meeting time.
- b. John to provide update –
 - i. September meeting to hear H.O. comments on potential Indenture adds/changes. John advised letter had been drafted but not shared with this group for review. He will send out to Trustees following meeting.
 - ii. The H.O. meeting will need to be moved to a later date to allow H.O. adequate time to plan to attend and prepare suggestions (if any).
 - 1. Letter to include notice for open Trustee seat and for the approval of the increase to \$295 for annual assessment.
- c. Provide financial update in indenture review meeting, per H.O. request.

11. 2026 Annual Meeting –

- a. Process to Invite 2026 Trustee Candidates for one open seat – include notice of open seat and procedures to submit nominations/self-nominate.

12. Other Agenda topics?

- a. Road/Abbey Lane Sidewalks – \$2.5M to repair from 61-67 to the main TAA entrance (and not past that). Must purchase some land from the golf course. The next phase will extend from first TAA entrance to past the Vinyards but will not be completed until a later date.

13. Meeting adjourned