

Tiara at the Abbey Monthly Trustee June Meeting Minutes – July 9, 2025

Teams Meeting – 6:00 – 7:30 PM

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

1. **Approval of May Meeting Minutes** – May meeting minutes were approved through e-mail and sent to the webmaster to post to the homeowner site.
2. **2025 Financials Results** – Paula updated team -
 - a. **2024 Assessments** - As of mid-May, 9 homeowners still owed for the 2024 Annual + Special (\$2,160), and 7 homeowners still owed for the 2024 Special (\$315). There is one homeowner who owes for numerous past years, including 2024, to the tune of about \$480.
 - b. **2025 Assessments – Due date 4/30/25**
 - i. 132 Homeowners paid the 2025 Annual assessment (\$25,740), leaving a balance outstanding of \$10,000 (52 homeowners).
 - ii. 131 Homeowners paid the 2025 Special assessment (\$13,100), leaving a balance outstanding of \$5,300 (53 homeowners).
 - iii. One HO to whom legal letters were mailed due to longest outstanding balances remains (their total outstanding is \$1,177.66, including 2025 balances due).
 - iv. Included proxy for all H.O. to vote for the move to a \$295 Assessment beginning in 2026 (rather than continuing with specials). 64 Yes/30 No. The amendment has been approved by the majority of HO who responded to the proxy. Will move forward with lawyer to amend covenants to \$295.
 - c. **Interest Charges** – Asked Ernst, again, to compute interest on past due amounts. Ernst plans to begin charging interest 6/30/25.
3. **Long Term Budget Development** – John discussed second draft of future budget and will send the document to Trustees to review post meeting.
4. **Ground/Lake Maintenance** –
 - a. Larry/Mike to provide update. Trustees cut back on mowing in July now that the weather is so much hotter and the rain has slowed. Fertilization planned for a week when there will be rain, so grass does not burn.
 - b. Doug - updated on the entrance/rock yard damage situation. City of Pevely to manage.

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

a. Indentures – Storm repairs, roofs, etc.

i. Status of any outstanding requests...

b. Violations

- i. **Home 1** – Doug requested lawyer respond with advice regarding the message received from non-homeowner resident.
- ii. **Home 2** – HO advised seeking a new storage location. Agreed to allow time in April meeting. The vehicle has not been there. Close violation.
- iii. **Home 3** – Renee sent letter regarding Indentures 30, 34, 35, 39. Has the homeowner improved? The trailer is gone. Trash is not gone. Unlicensed vehicle resolved by Pevely police? Still there (no rear plate/front expired) intermittently. Move forward with the next steps with Ernst for trash and overnight parking.
- iv. **Home 4** – Indentures 19/30. Erected a short fence/barrier to put trashcans behind. Has the situation been resolved/still there? No. Escalate with Ernst.
- v. **Home 5** – The brush pile has been moved to the street by Trustees and Pevely has been notified for pickup (following contact from neighbor).
- vi. **Home 6** – The situation with the dogs in kennels and tarps in yard has been resolved.
- vii. **Home 7** – ATV incident on July 4 weekend. To be reported to Ernst for letter to be mailed re: ATV on streets driven by unlicensed drivers.
- viii. **ATV's Driving on Subdivision Streets** – City of Pevely has been notified. There are a few HOs who have video of multiple incidents. Video will be submitted to City of Pevely. Seeking action from Mayor. Mayor is working with Police Department and attorney to look for solutions to address issues in various Pevely subdivisions (not just TAA).
- ix. **Partially Dead Trees/Islands** – Near 144 St. Benedict – tree in island that is 2/3 dead. Doug to contact city to cut tree down (tree has been taken down since the meeting). There are a few more on St. Mauer – will wait to see what happens with the city sewer project before addressing those trees. May come down with sewer project.
- x. **Other?**

6. **Incorporation/Deeds** – Documents have moved on to Jefferson County Courthouse. More to follow in next meeting.
7. **Property Values** – Did anyone reach out to Mr. Markus pertaining to our discussion in last meeting? Larry will speak with Mayor Markus regarding this concern.
8. **March 2025 Annual Meeting Action Items**
 - a. John provided update - September 6 meeting to hear H.O. comments on potential Indenture adds/changes.
 - i. Have Lawyer review bylaws – Meeting set up for late July to discuss project with lawyer.
 - ii. John to draft letter for Trustee review for the September 6 meeting. Will include invite for candidates interested in seat to open and vote in February 2026.
 - b. Provide financial update at September Indenture meeting, per H.O. request
9. **2026 Annual Meeting** –
 - a. Process to Invite 2026 Trustee Candidates for one open seat
10. **Other Agenda topics?** Discussed dead trees in islands. Need to come up with plan to address open islands. No parking in islands.
11. **Meeting adjourned**