

Tiara at the Abbey Monthly Trustee Meeting Minutes – May 21, 2025

Teams Meeting – 6:00 – 7:30 PM

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

- 1. Approval of April Meeting Minutes** – After Paula confirmed a few points, moved to approve April meeting minutes. No changes (Doug, Mike, John had approved before meeting – Larry approved in the meeting).
- 2. 2025 Financials Results** – Paula updated team -
 - a. 2024 Assessments** - As of mid-May, 10 homeowners still owe for the 2024 Annual + Special (\$2,400), and 8 homeowners still owe for the 2024 Special (\$360). In the April 2025 financial reporting, the pre-paid liability balances were reduced to zero and the balances moved to equity. A few questions outstanding to Renee regarding balancing the March/April financials (she is working on questions posed – no response yet). There is one homeowner who owes for numerous past years (about \$480).
 - b. 2025 Assessments – Due date 4/30/25 – Results through 4/30/25**
 - i. 86 Homeowners have paid the 2025 Annual assessment (\$16,770), leaving a balance outstanding of \$19,110.
 - ii. 85 Homeowners paid the 2025 Special assessment (\$8,500), leaving a balance outstanding of \$9,900.
 - iii. One of the two HOs to whom a legal letter was mailed due to longest outstanding balances resulted in payment. One 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). Results to date are approximately 64 Yes/30 No.
 - c. Interest Charges** – Request Ernst to compute interest on past due amounts for those HO who have not paid by the due date.
- 3. Long Term Budget Development** – John presented first draft – using a baseline of \$295 plus a 3% incremental annual inflation increase. Trustees reviewed before the May meeting. John had a few questions for the group. Based on the actual history, also include a 5% deduction for those who don't pay in the given year due. Also, demo that 50% pay on time. With this data, it is clear the \$295 is not sufficient over the next five years understanding the investment that is needed to maintain the

lakes, along with other recurring expenses. John will be making updates to the proposed budget and bringing back to the team for further refinement.

4. **HOA Insurance** – Farmers was selected as the new insurance carrier. Confirmed with Renee vendor account has been set up to pay half in May and half in six months (roughly \$3,600 total which was below our budgeted amount).

5. **Ground/Lake Maintenance –**

- a. Larry/Mike provided update – Larry discussed island mowing frequency with General Lawncare. \$700 per cut plus \$200 for islands. Islands look better (mow islands every other time during this rainy period – will cut back in July when the rain slows).
- b. Doug – updated on the main entrance/rock situation. Believes this City of Pevely issue based on GIS map. Doug to call Rod to discuss.
- c. After City of Pevely finishes sewer work, island repair will be needed on St. Benedict. This should be a City of Pevely repair – we will check after to determine if any grass seed or other work is required.

6. **Fish Restocking** – Mike advised the grass carp were delivered and placed in the lakes. Due to low financial reserves, only stocked the grass carp at this time.

7. **Indentures/Violations** – Discussed pending/new issues and prepared request for Renee to take the appropriate actions.

- a. Indentures – Storm repairs, roofs, etc. Discussed covenant regarding changes to homes. There is in fact a covenant requiring an approval of siding color changes (Indenture 10). Also discussed Indenture 37 and intent.
 - i. Discussed status of outstanding requests...
 - ii. Added message regarding recreational vehicles to the HO page.

b. Violations

- i. **Homeowner 1 - Indenture 30** - Trash Cans Stored Outside (now behind house versus driveway - neighbors still commenting). Letters sent on 1/9, 3/18, and 4/22. **Indenture 35** - Trailer parked/placed/stored in view of dwellings. Reports that the trailer is back on the property again. Homeowner has been fined for the trailer in the past (pre-dates spreadsheet).

- ii. **Homeowner 2** - Contacted on 2/27 and 4/22 about the trailer and Razor in the driveway. The trailer has not been there, but the Razor has been parked in the driveway for several weeks.
- iii. **Homeowner 3 - Indentures 30, 34, 35, 39** - This will be the first violation warning for this homeowner. The violations include complaints of trash/beer bottles and cans stored on the side of their home (this violates indentures 30 and 34). There has been a trailer on the property for over a week (indenture 35). Finally, there have been complaints of a truck that is parked on the street several nights a week (indenture 39).
- iv. **Homeowner 4 - Indentures 19, 30** - This H.O. has erected some sort of short fence/barrier to put trashcans behind and store them outside. Indenture 30 is very clear that trash cans must be stored in building. Indenture 19 requires all fences/barriers to be approved by HOA Trustees. We do not find record of any such request. This will be the first warning to get in compliance of violation for this homeowner.

8. **Incorporation/Deeds** – Status provided by Doug. Lawyer continues to make progress with the original builders.

9. **March 2025 Annual Meeting Action Items**

- a. John provided update - September meeting to hear H.O. comments on potential Indenture adds/changes.
 - i. Have Lawyer review bylaws – Doug to request time to meet with Lawyer to begin process (June or July – 30 – 45 Minutes).
 - ii. Process to ensure Trustees prepared for a vote in the 2026 annual meeting – John to begin drafting the letter for September meeting – including notice of vote to be held in February annual meeting to fill one open seat.
- b. Provide financial update at September Indenture meeting, per H.O. request

10. **2026 Annual Meeting –**

- a. Process to Invite 2026 Trustee Candidates for one open seat – discussed above.

11. **Other Agenda topics?**

- a. Road Closure – Added notice to web page regarding road closure. With the impending re-opening, will request the notice to be removed. Done.
- b. Large copperhead spotted near big lake – beware.

- c. Property Value – Herculaneum/Dunklin school district is the worst in the entire state (543 out of 543). The new mayor, Steve Markus, advised he would have a meeting with HOA boards. We would like to suggest he include the police chief, HOA boards, as well as school administrator/staff. School district has impact on property values, and the situation is currently not good.
- d. Discussed feedback from email exchange with a homeowner concerning meeting minutes.

12. Meeting adjourned