

Tiara at the Abbey Monthly Trustee Meeting Minutes – September 24, 2025

Teams Meeting – 6:00 – 7:30 PM

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

1. **Approval of August Meeting Minutes** – August meeting minutes were approved through e-mail by Doug and Mike. John or Larry had no corrections requested in the meeting – moved to approve and post. Sent to Allen to post after meeting.
2. **2025 Financials Results** – Paula updated the team – Doug and Paula discussed delinquent accounts with the attorney after August meeting. All other budget line items are under budget year to date – the one to continue keeping an eye on is lawncare.
 - a. **2024 Assessments** - As of early September, eight (8) homeowners owe for the 2024 Annual + Special (\$1,920), and six (6) homeowners owe for the 2024 Special (\$270). There is one homeowner owing for numerous past years totaling about \$480 (plus all for 2024/2025).
 - b. **2025 Assessments – Due date 4/30/25**
 - i. 136 Homeowners paid the 2025 Annual assessment (\$26,520), leaving a balance outstanding of \$9,310 (48 homeowners).
 - ii. 135 Homeowners paid the 2025 Special assessment (\$13,500), leaving a balance outstanding of \$4,830 (49 homeowners).
 - iii. One H.O. 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 – attorney draft document reviewed and approved in this meeting with one minor change. Post meeting, Paula made the proposed change and sent back to the lawyer to finalize. Next steps are to sign, notarize and file with Jeff County.
 - c. **Actions for Collections of Past Due Accounts (\$16,871 outstanding):**
 - i. Reviewed and approved draft letter based on advice of attorney. H.O.s will be given until 10/15/2025 to pay or legal actions begin as per By-Laws. Letter has been sent to Ernst post meeting for mailing.

3. **Ground/Lake Maintenance –**

- a. Requested the lawncare company to slow on cuts now that grass is dry; agreed to move forward with final fertilization and aeration. Since we have gotten rain, will likely have them cut next week.
- 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 contacted lake management companies to discuss potential treatments. Mixed reviews on effectiveness. John did some research on a chemical treatment product. After much discussion, will request an estimate for options/treatment and consider adding to 2026 budget (considering it is getting late in 2025 the issue can be deferred for 2026 budget).
- c. Army Corps of Engineers Call – Trustees discussed need for budget to have them look at the lakes and provide recommendations. Also, consider an actuarial/engineer study with respect to proper reserve balance to cover future improvement needs versus ongoing needs to maintain lakes.

4. **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 – Discussed patio pour (136 St. Benedict). Any concerns? Paula/John are ok with proposal. All approved in meeting. Paula advised H.O.
- b. Violations
 - i. **H.O. 1** – Doug requested Doug respond with advice regarding the message received from non-homeowner resident. Trash cans were moved to back porch, but a neighbor is still complaining. Letter drafted and reviewed in this meeting. Sent the letter to Ernst to mail post this meeting.
 - ii. **H.O. 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. Advised Ernst to close post meeting.
 - iii. **H.O. 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 (done). Advised Ernst to close post meeting.

- iv. **H.O. 4** – Larry to draft a letter regarding the commercial vehicle/parking situation and other issues.
- v. **H.O. 5, 6, 7** – Sent trash can violation letters (storing outside).
- vi. **H.O. 8** – Side by side sent letter. Had until 9/21 to respond. Advised Ernst this can be closed/side by side moved.
- vii. **H.O. 9** – Trailer storage - repeat offender. Letter was mailed last week.
- viii. **H.O. 10** – Mini Van parking on street. Requested Ernst to send initial warning letter.
- ix. **H.O. 11** – There is a home where a window has been boarded up, and the chimney is taped off. It has been that way for a while – need to send a letter to inquire. Mike/Larry to send address and advise Ernst to correspond regarding the covenant that covers timely repair.
- x. **Other?** General issue with trash can storage and trailers discussed.
- xi. **Facebook Post** – Discussed a social media post that was confusing. No further action required.

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

6. **Property Values** – Mr. Markus advised that he requested the Chief of Police will reach out to the Pevely 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, Larry will extend another friendly reminder.

7. **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. We owe the attorney our priority items. Discuss in October Trustee meeting.
- b. John to provide update – November meeting to gather covenant change ideas/desires. Finalized feedback on John's letter and decided to include reminders about trash can storage, trailers/side by side storage in this letter. Paula forwarded to Ernst after John finished edits.

8. 2026 Annual Meeting Planning –

- a. Will start putting together agenda and draft letter for annual meeting in the October meeting. Paula to add to agenda (done).

9. 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. Doug to get an update on any further progress and share in our next meeting.

10. Meeting adjourned