

Tiara at the Abbey Monthly Trustee Meeting Minutes – December 18, 2025

Teams Meeting – 6:15 – 7:30 PM

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

Resigned: Larry Womack resigned. Removed from Trustee contacts and TAA website.

1. **Approval of November Meeting Minutes** – November meeting minutes were approved by Mike. Any changes from Doug or John? No. Approved for publishing (completed).
 - a. Meetings moved to third Thursday of each month in 2026.
2. **2025 Financials Results** – Paula updated the team. Lawncare and Newsletter/Mailing expenses are the two accounts exceeding budget. Mailings for past due accounts/violation/response letters are the source of the overage for mailing. Overall, under budget for the year to date (reviewed financials with team).
 - a. **2024 Assessments – Due dates 3/2024 and 10/2024**
 - i. As of November month end, five (5) homeowners owe for the 2024 Annual and/or Special (\$1,150.27). There is one homeowner owing for numerous past years totaling about \$480 (plus all dues for 2024/25).
 - b. **2025 Assessments – Due date 4/30/25**
 - i. 168 Homeowners paid the 2025 Annual assessment (\$32,760), leaving a balance outstanding of \$3,120 (16 homeowners).
 - ii. 166 Homeowners paid the 2025 Special assessment (\$16,675), leaving a balance outstanding of \$1,725 (18 homeowners).
 - iii. One HO to whom legal letters were mailed due to longest outstanding balances remains (total outstanding is \$1,178.84, reference above).
 - c. **Actions for Collections of all Past Due Accounts:**
 - i. Three (3) H.O. of 18 remaining delinquent HO accounts are making good faith payments. Worked with Ernst/Legal team and prepared the lien notices. A few more paid since we met in early December. There are 11 HOs where liens were filed since all collection efforts failed.
 - d. **2025 Property Taxes** – Paula followed up with Renee three times to ensure the property tax bills were received and paid on time. Renee confirmed paid.
3. **Ground/Lake Maintenance –**
 - a. Scheduled final leaf clean up after Thanksgiving. Completed in early December. Lawncare will be dormant until around April 2026.

- b. Army Corps of Engineers Call – Will pursue once budget for 2026 is approved.
- 4. **Indentures/Violations** – Discuss pending/new issues and request Renee to take the appropriate actions.
 - a. Indentures – Storm repairs, roofs, other construction, etc.
 - i. Status of any outstanding requests – Nothing outstanding.
 - 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; a neighbor is still reporting violation. Letter discussed in September meeting was sent to Ernst to mail to H.O. (re: trash cans stored outside). Next step is legal action since all efforts have failed to achieve resolution.
 - ii. **Homeowner 2** – Call from City of Pevely regarding state of yard and decorations. No response to letter Ernst mailed. City has acted on common ground property clean up on the edge of this property. Will continue to monitor and support city's efforts.
 - iii. **Homeowner 3** – Agreed all is resolved and to close.
 - iv. **Commercial Vehicles** – Responding to various reports of commercial vehicles parking in streets.
 - v. **Other?**
- 5. **Incorporation/Deeds** – Legal team filed quit claim deeds for common ground with Jefferson County and continued with next steps in researching incorporation options for Board consideration. Board discussed. The legal team has since completed the process to establish N001702831 TIARRA AT THE ABBEY HOMEOWNERS ASSOCIATION as a Non-Profit Corporation effective 12/2/2025. The legal team is now working on the updates for the Bylaws.
- 6. **Mayor Meeting - Property Values** – HOA Meeting with Mayor, Police Chief, a few Aldermen was held on 12/16/25. The four largest subdivisions in Pevely (with HOAs) were in attendance. Paula attended for TAA and provided a read out of topics discussed. Based on what was discussed, the subdivisions have similar challenges and issues. TAA is actually in much better shape as far as community behavior than was discussed by the other HOA's. The mayor and new Police Chief are very interested in seeking ideas and feedback to address issues and concerns and to ensure safety and property value improvements are pursued. There will be quarterly

meetings between the HOA boards/trustees and city representatives on a quarterly basis prospectively.

7. March 2025 Annual Meeting Action Items

- a. Feedback on Bylaw Memo Distributed was briefly discussed. The bylaw suggestions will be prioritized for the lawyer to review. The Trustees will hold a meeting on January 8th dedicated to reviewing and further discussing all the covenant suggestions gathered from all homeowners and collated by John. All covenant suggestions will be reviewed in preparation for sharing with homeowners in the annual meeting.

8. 2026 Annual Meeting Planning –

- a. John will create the agenda and draft letter. John has the proposed budget complete (with the exception of a few tweaks). John to share the annual letter to HO for trustee review after the meeting, to include budget and agenda. Will also need to include proxy to vote for board seat. Paula will provide the final year end actual/budget comparison for 2025 with John as soon as the year end jobs are completed by Ernst.
- b. Followed up with Renee regarding her availability for annual meeting again. She is available for the 2/21/26 annual meeting date. Renee filled out the Boardroom request for Pevely City Hall.

9. Other Agenda topics?

- a. HO correspondence update regarding incorporation – Ernst mailed a hard copy response.
- b. Other topics?

10. Meeting adjourned