

Tiara at the Abbey Monthly Trustee Meeting Minutes – June 18, 2026 – Part I

Teams Meeting: 6pm – 8pm

Attendees: Mike Reid, Michaela Vita, Jim Collier, Pete Wahby unable to join due to technical issues, John Ingram absent (*M Vita notetaker*)

1. **Approval of May & April Meeting Minutes** – M Vita to type up meeting minutes for the April, May and June meetings and will send to the board for approval.
2. **2026 Financials** – As there was no data on the latest May financials, M Vita will contact Renee to find out where this data is located. She will also ask about liens and updates. Plan is to have that update by next meeting.
 - a. **2026 Annual Assessments – Due date 3/1/2026**
 - i. Mailed with a due date of 3/1/26. No special assessments for 2026. 152 HO have paid the 2026 dues (\$44,840), leaving a balance outstanding of (\$9440), 32 homeowners.
3. **Grounds/Lake Maintenance** –
 - a. Army Corps of Engineers Call – discuss after the 2026 budget is approved. A bit of history shared by M Reid. Main dam- rocks used by company were too large and during settling these fell in upon themselves and settling which caused leaking down on the spillway. This led to too much water going through the culverts to lake #3 which is supposed to be a leech field, not a retention pond. About 2 years ago, the areas were injected with foam. There was a verbal informal bid on Lake #2 behind pump station of roughly \$20K. This would need to be made formal if we are going to move forward taking bids. It may be time to restock the lakes with grass carp. J Collier mentioned that the Conservation Department may do this for free. He plans to investigate. John absent so no data shared. We will get from J Ingram any notes and information he has on this topic.
 - b. Lawncare – M Reid discussed updates. Charlie is allowing us to skip cuttings when weather has been hot and/or dry and does not need to be mowed. This is saving the HOA some money. We are considering letting 2 cycles go by on lake #2 as it has not been growing too high as of yet.
4. **Indentures/Violations** – We discussed a plan of action for indenture violations that will allow each of the trustees to be aware of who is emailing the board, what actions are being taken, and the result of those actions. M Vita suggested we keep an excel spreadsheet of the homeowner violations with column for first contact & how, warning

letters, and/or violation fines, resolution, etc. we can share on the google drive so we all know the standings. J Collier shared his ideas with the board:

- Follow covenants

- Attempt to call on by phone or in-person

- If needed, send a warning letter stating the infraction with a time frame.

- If needed, send a violation fine

- If any of us hears directly by phone, text, or email from a homeowner regarding a violation – ask them to send their observation to the all-trustees email.

M Vita suggested we keep an excel spreadsheet of the homeowner violations, first contact, warning letters, and/or violation fines.

a. **Indentures** – storm repairs, roofs, other construction, etc.

- i. **Status of any outstanding requests** – M Reid to call Mayor Markus to find out when street drainage work to commence. One question we had is “will they be removing islands at the bottom of cul-de-sacs for better drainage?”

b. **Violations** –

- i. Homeowner #1 - 2 neighbors sent in written requests to the board regarding the state of the yard, especially in the back. M Vita and P Wahby made a house call and spoke with owner. Improvements are being made. Owner plans to build retaining walls in at least 2 areas of his property, wood from deck tear-down was burned, and things in general are being tidied up.
- ii. Homeowner #2 - a neighbor sent in a complaint about the trash cans (3) being left up by their garage door in site from street as well as a very large trailer being left on street. Last time trailer spotted, it was parked in owner’s driveway.
- iii. Homeowner #3 – a neighbor sent in a written complaint about the condition of the back yard, very tall weeds, etc. J Collier met with them. Neighbors hired a lawn service and barrels are being disposed of.

5. **Incorporation/Deeds** –

a. **Renewal of Nonprofit Corporation Articles**

- i. Due date in August 2026 and yearly thereafter. Discuss changing the registered agent on paperwork as currently it states P Beier’s name.
- ii. We discussed looking into a different attorney for the HOA. One of us will call Renee to get a better idea of what Ernst attorney does vs. what an HOA attorney does. Call current attorney office to get contract in case we choose to part ways.

6. **Quarterly HOA Meeting with Mayor** –

- a. When is the next meeting scheduled? M Reid called and there are no meetings of this kind scheduled as of yet.

7. Misc. Updates

- a. **Status of any outstanding requests** – M Reid to call Mayor Markus to find out when street drainage work to commence. One question we had is “will they be removing islands at the bottom of cul-de-sacs for better drainage?”
- b. **Low-hanging branches and brush** - Homeowner c/o low branches hitting vehicles up by the water tower. Update – we now know that some of that area is duty of city to trim. Trimming occurred this week on both sides of the road.
- c. **Request for on-ground pool** – Homeowner emailed the board asking for permission to erect an “on-ground” pool 10ft X 30 inches high. Both M Reid and J Collier produced a brochure from City of Pevely which spells out the definition of a pool, permit prices, etc. Definition: ***“A swimming pool is defined as any structure intended for swimming or recreational bathing that contains water over 24 inches deep.”*** No fees required if pool less than 24 inches. Since our covenants do not specifically address on-ground pools, we decided to defer to the city rules. We will let the residents know what we discovered.

8. Meeting Adjourned

- a. Part II of this meeting will be held in 3 weeks, July 9, 2026 at 6pm.