

Tiara at the Abbey Monthly Trustee Meeting Minutes – March 19, 2026

Teams Meeting – 6:00– 7:30 PM

Attendees: Mike Ried, Paula Beier, John Ingram, Allen Shelledy, Michaela Vita

1. **Approval of February Meeting Minutes** – The February minutes were reviewed, approved and posted to the HO web page. The February financials were posted after the meeting.

2. **2026 Financials Results** – Trustee Beier updated the team on the financials through February. Nothing exceptional on the expenses - the \$350 for lawncare was incurred in 2025 for Fall clean up but paid this year. Receipts continue to trickle in for prior years, and the 2026 assessments have started to flow in.
 - a. **2024 Assessments – Due dates 3/2024 and 10/2024**
 - i. As of February month end, five (5) homeowners owe for the 2024 Annual and/or Special (\$1,025.81).
 - b. **2025 Assessments – Due date 4/30/25**
 - i. 175 Homeowners paid the 2025 Annual assessment (\$34,121.16), leaving a balance outstanding of \$1,758.84 (9 homeowners).
 - ii. 175 Homeowners paid the 2025 Special assessment (\$16,607.97) leaving a balance outstanding of \$892.03 (9 homeowners).
 - iii. One HO to whom legal letters were mailed due to longest outstanding balances remains (total outstanding is \$1,280.84). \$743.20 dates to 2023 and earlier.
 - c. **Actions for Collections of all Past Due Accounts (2025 or earlier):**
 - i. One (1) H.O. of 9 remaining delinquent HO accounts are making good faith payments. One (1) has not made a payment lately – need to have Ernst touch base to revisit. Lien fees outstanding of \$714 (7 H.O.).
 - d. **2026 Annual Assessments – Due date 3/1/26 (late at 3/31/26)**
 - i. Mailed with a due date of 3/1/26. No special assessment for 2026. Forty-seven (47) homeowners have paid the 2026 dues (\$13,865), leaving a balance outstanding of \$40,415.

3. **Ground/Lake Maintenance –**
 - a. Army Corps of Engineers Call – Had agreed to discuss this again after 2026 budget was approved. Without an increase in assessments not much can be done to improve the situation. Trustee Beier raised the concern that the spillways/grates need to be inspected and cleaned, as necessary. Barry

explained well in the past the issues that develop with beavers and debris buildup. Trustee Ried agreed to check them out and to ask Charlie to handle clean up as necessary. Trustees discussed the mixed reaction to the idea of using any chemicals to treat the duck weed. Trustee Ingram mentioned his experience on a farm and that there are safe treatments to kill algae. Won't kill the fish. Trustee Beier suggested that more information and discussion with the community should take place before spending anything on the chemicals or using them in the waterways. Trustee Ingram took the action item to ensure a plan is pulled together to communicate with the community. He mentioned that these chemicals are used by most farms and can be bought at places like Buchheits. Guesstimates it would be about \$3,000 to treat the lakes.

- b. Lawncare – Trustee Ried advised that General Lawn laid fertilizer and weed killer for first time this year. They reached out before doing any work and Trustee Ried discussed the plan with them before they came out. Trustee Beier reminded Trustee Ried to respond to the email from the HO relating to lawncare as a follow up to the annual meeting discussion. Trustee Ried to reach out to General Lawn to discuss contract terms and ideas for expense management (less frequent island cuts, smaller area fertilized, etc.). Trustee Ried to communicate discussions back to board. Team discussed how flexible and customer friendly General Lawn has been. Has been wonderful to work with the Trustees. Lawn cutting will commence soon as well since the weather has warmed/rains have come.
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 –
 - 1. There was an email from a homeowner with respect to concern over a tree in a neighbor's yard potentially causing their home damage. There has also been work going on at this same home for an extended period of time. Trustee Beier did not receive the email (address of reporter?) Trustee Vita and Trustee Ried to drive by and see if there is anything that needs to be done from HOA perspective – or if this is something the HO need to work out.

2. Need a second opinion on the issue between the two homeowners on Mount Cassino (Radcliffe and Kraus). The light did not look like an issue to Trustee Beier; the yard signs are high quality, but there are quite a few of them and there are some other less decorative signs on the back of the lot. Empathize with the trespass situation with the empty lot but also understand the neighbors' thoughts on the signs. Trustee Ried will drive by to check it out for a second opinion.

b. Violations

- i. **XXXXX** – 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 complaining. Letter discussed in September meeting was sent to Ernst to mail to H.O. (re: trash cans stored outside). Next step is legal action. Any thoughts on message about pursuing lawsuit? The majority of Trustees voted in last few months to wait to see the outcome of the proposed covenant changes. The minority of Trustees believes action should be taken due to the blatant disregard for the numerous requests to address.
 - ii. **XXXXX** – Call from City of Pevely regarding 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 – especially with the weather warming up and lawncare becoming necessary in the near future.
 - iii. Trustee Ried to check on the report of 2 trailers and 1 trash can situation, and if necessary, report to Ernst.
 - iv. **Other?**
5. **Incorporation/Deeds** – Legal team has a draft of their proposed bylaws following the non-profit incorporation. There are some suggested best practice covenants from the legal team that do not line up with proposed changes by the HO in the covenant changes. This will have to be reconciled.
 6. **Quarterly HOA Trustee Meetings with Mayor/City Officials** – Trustee Beier followed up with Mayor Markus and the next meeting has now been scheduled for April 22nd with Pevely area HOA Trustees/Boards in the City Hall boardroom.
 7. **Storm Water Update** – Trustee Beier provided an update on call from Mayor Markus received on March 12th. He communicated that there will be a lot of work sometime

this year from Cochran Engineering on the remaining storm water efforts. He mentioned the firm is willing to come to a HO meeting if there is another this year to discuss/explain plans. He said there will be concurrent efforts on many streets, and it could be a mess for a while once they begin.

8. 2026 Annual Meeting Follow Up–

- a. Annual Meeting Minutes Review – Trustee Beier drafted minutes and circulated for feedback a few weeks ago. Trustee Shelledy reviewed/approved. Trustee Vita suggested information be added about Trustee seats that she stated she heard from the audience (before she was a Trustee). However, Trustee Beier did not actually hear the information Trustee Vita wants to add due to the inability to hear through all the concurrent discussions/shouting. Trustees Ried and Ingram will need to weigh in and the group to finalize the meeting minutes for publishing.
- b. Covenants –
 - i. Ernst tabulated the results. Trustee Beier forwarded the results (pdf document) with the meeting agenda for Trustees to review prior to this meeting. The results need to be included with the annual meeting minutes for HO review. Roughly half the proposed ideas passed and half failed. There are certain ideas that passed that are in direct conflict with other ideas. When the ballot for all HO voting is prepared, the HOs will need to pick ‘either/or’ on those conflicting items. The ballot will need to meet Missouri statutes for non-profit elections. Trustee Ingram will be creating the ballot for Trustee review.
- c. Picnic Table Rehabilitation Offer – A HO has volunteered to rehab the picnic tables – donating time if the community would like to fund the materials. Something to consider for 2027 budget.
- d. Post Meeting Events/Feedback – Trustee Beier shared that following the annual meeting inappropriate, and in one case threatening, phone calls and e-mails were received. Without going into details, one piece of anonymous feedback was a concerning threat. Trustee Beier is handling the situation and does not want to share the details but wants others to know in case similar threats arise. There were also several phone calls supporting the board and sharing appreciation.

- 9. Trustee Terms/Seats –** Trustee Vita shared numerous text/e-mails prior to the meeting questioning the board terms/seats. Trustee Ingram spent a great deal of time discussing the sea history and concerns. Paraphrased - He pointed out there is

not a full picture of the records prior to the last few years when Trustee Beier began documenting all meetings and trustee actions again. He shared that there are few HOs that understand the full context of the Missouri statutes and that a lot has changed since the bylaws were documented decades ago. There has been no time in history where three (3) trustees were elected at one time, as the spirit of the bylaws was to rotate 2 – 1 – 2 to allow for continuity and avoid wholesale turnover that hinders momentum and increase risks of mistakes (there is not user manual). Trustee Ingram and Trustee Vita debated for some time about this topic. Trustee Ingram explained why it would be expensive and time consuming to hold a special election, as Trustee Vita desires. Trustee Shelledy cut in and stated that he would not be entertaining or participating in a special election for a Trustee position. He explained in great detail why and shared that he will continue to provide minimal updates to the website and maintain the Office 365 environment for now, but the board will need to find someone to take on those responsibilities moving forward as he will step away considering the environment.

Trustee Beier made a move to take a vote on holding a special election. The results of the vote were 5 No and 0 Yes.

Trustee Beier then informed the Board that despite the vote she too would be stepping away and provided in great detail exactly why.

10. **Housekeeping** – See board tasks spreadsheet attached – Did not have time to discuss duty redistribution. Remaining Trustees will need to discuss and divide the duties up to ensure nothing falls through the cracks until the two new trustees are elected.

11. **Other Agenda topics?**

12. **Meeting adjourned**