2026 Minutes of the Chimney Point Estates HOA

July 04, 2026

Roll Call:

Attendees: Bucky & Susie Gazaway, Mike & Debbie Mills, Brian & Lynn Kunz, Brian & Lisa Reynolds, Doug & Gina Gingrich, Nancy Fogliano, Todd Bartlett, Rick Hughlett, Jack Ashby, and Margo Sweeney

Absent: Trent Overhue

The annual meeting of Chimney Point HOA (CP) was called to order by President Mike Mills.

Financial Report: All members received a CP financial report prior to the meeting. The financial report reflected an end of the year cash balance of $50,626.38, which is $1,331.13 higher the previous year-end $49,295.25 balance (after $1,293.01 reduction for invoice paid by CP and reimbursed by owner Trent Overhue). Disbursements for the year were $59,168.87, $406.65 higher than the prior year amount of $58,762.22. Discussion on financial detail followed with a motion to accept CP Financial Report as presented. Reports were approved unanimously.

Missouri Association Management (MAM) Discussion: A proposal from MAM outlining HOA Payable & Management expertise was distributed to ownership for review and discussion. Co-owner of MAM, Della Miller and CP Board members then answered questions from CP ownership group. A vote was taken with ownership approving MAM to implement their management services for CP. As a result, CP HOA Annual Assessments were increased by $500.00 to $6,000.00 per owner to cover expenses associated to MAM services. In addition to assessments, CP ownership also approved CP "check signing" privileges for MAM Co-Owners Della Miller & Russ Mitchell.

New/Old Business:

- New Business:
  - Pool Painting
  - Irrigation – Nozzle pressure issues Zone 13
  - Dock Lighting (Reynolds Slip)
  - Dock Concrete Floor Tile Replacement
  - Pool Skimmer Leak
  - Masonry Repair at Entry Gate
  - Breaker Wall Light Replacement
  - Ongoing Pool Railing/Decking Cleaning
- Old Business:
  - Pool Patio Construction & Wall Repair
  - Remove Fencing at CP Turn-a-round
  - Dock Water Supply

Old Business (continued)

- Ongoing CP Well Water Testing
- Ongoing Common Area/Roadway/Pool Area Weed spraying
- Dock Roof Leak Repair
- Dock Internet Access

Election of Officers for 2026-2027:

A motion was made for the new officers to be approved, the motion made and seconded and it was unanimously approved.

President: Mike Mills

Vice President: Doug Gingrich

Secretary/Treasurer: Lisa Reynolds

There being no further business the meeting was adjourned on a motion, seconded and carried. These minutes are respectfully submitted by CP homeowner Jack Ashby.

Lisa Reynolds

Board President - Mike Mills

Sec/Treasure - Lisa Reynolds