

## **Drovers Crossing Homeowners Association**

### **Annual Meeting Minutes**

**Date:** November 24, 2025

**Time:** 6:38 PM

**Location:** St. Peters City Hall (Room C), One St. Peters Center Blvd., St. Peters, MO 63376

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#### **1. Call to Order**

The meeting was called to order at **6:38 PM** by Trustee **Bryce Hambleton**

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#### **2. Board Members and Guests Present**

- **Bryce Hambleton**, Trustee
  - **Danny Barger**, Trustee
  - **Cindy Aubuchon**, Trustee
  - **Rocky Reitmeyer**, Alderman
  - **Joyce Townsend**, Alderman
  - **John Woelfel**, Off-Duty St. Peters Police Officer
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#### **3. Quorum Confirmation**

- **68 total sign-ins**, including approximately **30 proxy votes**
  - **38 homeowners in attendance**
  - Quorum requirement (**minimum 15 homeowners / 10%**) was met
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#### **4. Approval of Previous Meeting Minutes**

- Motion to approve July 17, 2025 election meeting minutes
    - **Motion:** Tony Linck
    - **Second:** John McCabe
  - **Result:** Motion carried; minutes approved
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#### **5. Conduct Policy**

- Conduct policy distributed to all attendees at sign-in table

- Board instructed:
    - Speakers must state **name and address for the record**
    - Comments must remain respectful
    - Disruptions may result in removal
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## **6. Financial Report (as of October 31, 2025)**

### **Balances**

- Total Funds: **\$27,831.81**
  - Reserve: \$9,977.11
  - Operating: \$7,337.52

### **Income (Year-to-Date)**

- Assessments: \$14,300
- Late Fees: \$460
- **Total Income:** \$14,760

### **Expenses (Year-to-Date)**

- Management (City & Village): \$1,714.00
- Collections: \$234.58
- Administrative: \$30.00
- Insurance (including liability and D&O): \$3,516.00
- Landscaping: \$1,619.17
- Utilities: \$100.73
- **Total Expenses:** \$7,422.48

### **Delinquencies**

- **18 accounts past due**
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## **Homeowner Discussion on Delinquencies**

### **Gigi Mudd (52 Connemara Rd.)**

- Expressed concern regarding long-term unpaid assessments
- Stated prior boards maintained stricter enforcement

- Recommended:
  - Filing liens more frequently
  - Pursuing legal action
- Objected to reducing late fees

**Additional homeowner comments:**

- Concern that lack of enforcement encourages non-payment
- Questioned fairness to compliant homeowners

**Board response (Bryce Hambleton):**

- Collection handled through management company
  - Liens no longer filed annually
  - Legal action would require additional HOA resources
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**7. New Business – Voting Items**

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**A. Indenture #12 – Nuisances (Vehicle Restrictions)**

**Proposal**

- Remove HOA enforcement of vehicle restrictions
  - Defer enforcement to **City of St. Peters ordinances**
  - Allow limited **business vehicles** under city ordinance
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**Homeowner Comments**

**Mike Mauer (27 Connemara Rd.)**

- Stated HOA lacks authority/resources to enforce violations effectively
  - Noted increased resistance from homeowners in recent years
  - Suggested city enforcement is more practical
  - Recommended evaluating costs if HOA pursues enforcement
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**Gigi Mudd (52 Connemara Rd.)**

- Opposed change

- Stated existing rules protect neighborhood standards
  - Expressed concern about:
    - Commercial vehicles
    - Trash visibility
    - Declining property values
  - Criticized Board for lack of enforcement
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**Neil Sylvia (14 Connemara Rd.)**

- Requested clarification of “commercial vehicle” definition
  - Argued city already regulates such vehicles
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**Elizabeth Bradtke (12 Karabair Rd.)**

- Supported allowing business vehicles
  - Noted economic realities for homeowners
  - Encouraged alignment with current workforce needs
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**Clayton Mudd (52 Connemara Rd.)**

- Raised concern about inconsistent enforcement of trailers
  - Cited specific safety concerns with street obstructions
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**Laura Castaneda (19 Lippizan Rd.)**

- Supported relying on city enforcement
  - Reported positive experiences with city code enforcement responsiveness
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**Janet Frankie (8 Karabair Rd.)**

- Opposed changes
  - Stated existing indentures have worked effectively for decades
  - Expressed concern about unnecessary modifications
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### Police Officer Input (Officer Woelfel)

- Confirmed:
    - City allows **one business vehicle per household**
    - Must meet size limitations
    - Larger commercial vehicles remain prohibited
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### Vote Result – Indenture #12

- **For: 43**
  - **Against: 24**
  - **Result: Did NOT Pass (64% – below required 66%)**
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### B. Indenture #13 & Rule #7 – Storage (Trash Cans)

#### Proposal

- Remove requirement that trash cans be:
    - Stored in garage
    - Or concealed behind the home
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### Homeowner Comments

#### Kevin Campbell (25 Connemara Rd.)

- Reported approximately **86% compliance** in neighborhood
  - Opposed change due to impact on neighborhood appearance
  - Warned that removing rule could reduce overall compliance
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#### Greg Wolfsberger (1 Lippizan Rd.)

- Noted city ordinance does not regulate trash can placement location
  - Expressed concern that removal would reduce standards
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#### Kirsten Bergland (38 Connemara Rd.)

- Opposed change
  - Stated neighborhood aesthetics are a key strength
  - Warned changes could lead to decline similar to nearby subdivisions
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#### **Diane Robinson (2 Connemara Ct.)**

- Former trustee (9 years of service)
  - Noted:
    - Rules passed previously with ~95% approval
    - Only small minority historically violated rules
  - Expressed concern changes would reward non-compliance
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#### **Vote Results**

##### **Indenture #13**

- For: 32
- Against: 34
- **Result: Did NOT Pass**

##### **Rule #7**

- For: 34
  - Against: 36
  - **Result: Did NOT Pass**
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#### **C. Rental Restriction Amendment**

##### **Proposal**

- Require homeowners to:
    - Own and occupy property for **minimum 3 years**
    - Before renting
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#### **Homeowner Comments**

##### **Mike Baeten (6 Karabair Rd.)**

- Supported amendment
  - Noted risk of corporate ownership and large-scale rentals
  - Referenced nearby communities with high rental percentages
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#### **Board Clarification**

- Current rule prohibits corporate ownership
  - Amendment strengthens restriction by adding occupancy requirement
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#### **Vote Result – Rental Restriction**

- **For: 60**
- **Against: 7**
- **Result: PASSED (~90%)**

→ Amendment to be filed with the county

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### **8. Additional Business**

#### **Mail-In Voting Petition**

##### **Diane Robinson (2 Connemara Ct.)**

- Submitted petition with **40 homeowner signatures**
- Requested addition of **mail-in voting option**

##### **Board response:**

- Petition meets requirement (25%)
  - Will be placed on a future ballot
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#### **November 15, 2025 - 25+ Year Homeowner Meeting (not sponsored or endorsed by the Board of Trustees)**

##### **Tony Linck (14 Carriage Way East)**

- Reported not receiving certain mailed communications regarding a 25 year + homeowner meeting that was held by Gigi Mudd and Diane Robinson on November 15, 2025
- Raised concerns about selective outreach noting he has over 25 years of residency

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### **Gigi Mudd (52 Connemara Rd.)**

- Alleged conflict of interest in proxy collection by the trustees. Alderman **Rocky Reitmeyer** stated that this is NOT a conflict of interest
- Advocated for broader voting access

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### **Mike Baeten (6 Karabair Rd.)**

- Supported petition process
- Emphasized importance of allowing all homeowners to vote

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### **Board Clarifications**

- All actions conducted per existing indentures
- Enforcement is **complaint-driven**, not proactive patrol
- Board emphasized fairness and avoiding selective enforcement

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### **9. Adjournment**

- Meeting adjourned at approximately **8:28 PM**

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### **10. Post-Meeting Actions**

- Results to be:
  - Posted on HOA website
  - Distributed to homeowners

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### **✔ Final Summary of Votes**

- ✘ Indenture #12 (Nuisances/Vehicle Restrictions) – **Did NOT Pass**
- ✘ Indenture #13 (Trash Storage) – **Did NOT Pass**
- ✘ Rule #7 (Trash Storage Rule) – **Did NOT Pass**
- ✔ Rental Restriction Amendment – **PASSED**
- ✚ Mail-in Voting Proposal – Pending future vote

