

## **Drovers Crossing Homeowners Association**

### **Special Meeting Minutes**

**Date:** May 6, 2026

**Time:** 6:44 PM

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

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#### **Call to Order**

The meeting was called to order at approximately 6:44 p.m.

#### **Trustees Present**

Trustees Dan Barger and Bryce Hambleton were present. It was announced that Trustee Cindy Aubuchon resigned effective April 9, 2026. Homeowners were informed that an election notice would be mailed and that an election to fill the vacant trustee position would be held on June 16, 2026, with the term beginning June 20, 2026.

#### **Quorum**

A quorum was confirmed (greater than 10% of 149). A total of 80 votes were represented which included 50 proxy votes.

#### **Approval of Previous Meeting Minutes**

A motion was made and seconded to approve the previous meeting minutes as posted on the Association website. The motion carried.

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#### **Discussion Item #1**

##### **Proposed Amendment to Indenture 27 – Mail-In Voting**

The Board presented the proposed amendment to Indenture 27, which would establish mail-in voting as an additional method of voting on future indenture amendments. The proposal included a requirement that mail-in ballots be notarized.

Several homeowners spoke in favor of mail-in voting and noted that mail-in voting had been utilized in the past through management companies. Comments were made that mail-in voting generally increases homeowner participation by allowing homeowners who are unable to attend meetings in person to still have their voices heard.

Discussion centered primarily on the proposed notarization requirement. Homeowners opposing notarization stated that requiring a notary would create an unnecessary burden and could discourage participation. Several homeowners expressed concerns that additional steps would reduce voter turnout, particularly for families with busy schedules.

Other homeowners spoke in support of the notarization requirement, stating that it provides an additional safeguard against fraudulent voting and helps ensure that ballots are submitted by the

actual property owner. Supporters noted that notarization serves as a verification method that is not available with a simple mailed ballot.

Questions were raised regarding how mail-in voting had been administered in previous years and whether management companies could perform ballot verification. Discussion also included comparisons between mail-in ballots and proxy voting, with differing opinions expressed regarding the relative security of each method.

Several homeowners referenced the petition submitted to the Board requesting mail-in voting and discussed whether the language of the proposed amendment fully reflected the intent of the petition.

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## **Discussion Item #2**

### **Proposed Amendment to Indenture 12 – Nuisances / Business Vehicles**

The Board presented the proposed amendment to Indenture 12 regarding vehicle restrictions. The proposed amendment would permit one business vehicle to be parked in a homeowner's driveway, subject to restrictions, while continuing to prohibit boats, trailers, campers, derelict vehicles, and other prohibited vehicles.

Homeowners opposing the amendment expressed concerns regarding neighborhood appearance and property values. Several homeowners stated that existing vehicle restrictions have contributed to maintaining the character and appearance of Drovers Crossing for many years. Concerns were raised that allowing business vehicles with company logos or commercial markings could negatively affect the appearance of the subdivision and potentially lead to additional commercial activity being visible within the community.

Several homeowners referenced prior votes on vehicle-related restrictions and expressed the opinion that the existing rules should remain in place. Some homeowners also stated that work vehicles could be stored in garages or off-site locations rather than being parked in driveways.

Homeowners supporting the amendment stated that business vehicles are often an important benefit provided by employers and can significantly reduce transportation expenses for working families. Supporters noted that many residents work in trades, service industries, or other professions that require the use of company vehicles and argued that allowing properly maintained business vehicles in driveways would better reflect current workforce realities.

Additional comments were made that many neighboring communities and the City of St. Peters already allow such vehicles under certain conditions. Several homeowners stated that the condition of a vehicle is more important than whether it displays business lettering and that the proposed amendment still maintains restrictions on vehicle size and parking location.

Discussion also included broader comments regarding HOA enforcement, homeowner responsibilities, city code enforcement, and the role of trustees in addressing violations. Homeowners expressed differing opinions regarding whether the Association should actively seek out violations or primarily respond to complaints submitted by residents.

Alderman Rocky advised homeowners that city code enforcement resources are available and encouraged residents to report concerns involving city ordinance violations such as RVs, boats, overflowing trash containers, and improperly parked vehicles.

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### **Voting Results (The ballots were counted by volunteer tellers.)**

#### **Indenture 27 – Mail-In Voting**

**Results:** The amendment passed with 93.7% approval.

#### **Indenture 12 – Nuisances / Business Vehicles**

**Results:** The amendment passed with approximately 70% approval.

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### **Additional Homeowner Comments**

Following the announcement of the voting results, additional homeowner comments were received regarding the timing of the mail-in voting proposal, the Board's interpretation of petition requirements, trustee responsibilities, and enforcement of existing rules and indentures.

Discussion included differing viewpoints regarding the role of trustees in identifying and addressing violations, as well as concerns regarding consistency of enforcement. Trustees responded that enforcement actions are taken in accordance with the governing documents and often rely on homeowner reports of potential violations.

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### **Adjournment**

A motion was made and seconded to adjourn the meeting at approximately 8:05 pm. The meeting was adjourned following completion of business and homeowner comments.