

NON-PROFIT MEETING MINUTES FOR

Drover's Crossing HOA ANNUAL HOMEOWNER MEETING 11-16-2023

I. MEETING DETAILS

Chairperson: Bryce Hambleton
Secretary: Michael Baeten

Date: 11/16/2023
Time: 6:30 P.M.

Location: St. Peters City Hall

II. ATTENDEES.

Present: Drovers Crossing Board of Trustees – Bryce Hambleton and Michael Baeten,
29 Homeowners in attendance and 14 via proxy

III. ABSENCES.

Elizabeth Spaunhorst due to medical

IV. CALL TO ORDER.

Bryce called the meeting to order at 6:42PM. Bryce welcomed all homeowners in attendance and introduced himself and Michael Baeten and informed that we were both elected on July 20, 2022. Trustee Elizabeth Spaunhorst was not able to be in attendance due to a medical issue. Bryce asked if everyone received a copy of the October 17, 2022 meeting minutes, several homeowners did not have a copy and were provided a copy. Laura Casteneda of 19 Lippizan made a motion to approve the minutes without reading aloud, Kevin Campbell of 25 Connemara provided a second motion to approve the minutes without reading. Motion carried to approve the minutes for October 17, 2022 meeting.

V. OLD BUSINESS.

- N/A

VI. NEW BUSINESS.

Discussion & Vote on Assessments

Bryce informed homeowners in attendance that we would be voting on our assessment amount of \$100/yr again because the vote from 2012 was not filed with the county. Bryce explained further that the county will not accept any vote over 10 years. Laura Casteneda of 19 Lippizan stated she was at the meeting in 2011 and felt that \$125/yr was approved. Bryce offered to share a copy of the e-mail showing the results of the assessments vote from 2011 that showed \$100/yr being approved by the 2/3 majority of homeowners at that time. A few copies of the e-mail from City and Village Tax Office to

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Gigi Mudd (President) were passed around for any homeowner to review. Bryce added that this e-mail exchange is being shared so homeowners would be able to see that our current \$100/yr was voted upon. A homeowner (no name provided) asked for clarification on the verbiage on the ballot adding that it appeared to be the same for both selections. Bryce advised that homeowners are voting "For" or "Against" the Assessments increase from \$6.00/yr to \$100.00/yr. Bryce asked if everyone had a chance to review the e-mail being passed around, no one expressed any concerns. Bryce ensured that everyone received their ballot at the sign in table. Voting procedures were explained to ensure anyone acting as a proxy understood that the proxy holder would write "by proxy" then sign their name for the signature. The board will retain the ballots and any corresponding proxy documents. The board asked for a volunteer chairperson, Laura Casteneda of 19 Lippizan accepted. In turn, Laura asked for 2 volunteer tellers, Danny Barger of 12 Carriage Way E and Cindy Aubuchon of 9 Carriage Way E accepted. The tellers collected all ballots which were counted by the chairperson and tellers. Chairperson (Laura) returned all 42 ballots back to the board with a unanimous vote to approve the assessment change from \$6.00/yr to \$100/yr. Michael announced the vote and advised that the indenture will be updated and filed accordingly.

Wall

Kevin Campbell of 25 Connemara asked that we revisit our assessment amount in the 2024 Annual meeting. Kevin expressed concern for the age of the wall at the front of the subdivision stating that we may want to possibly increase our assessment amount to put more funds in our bank account in anticipation of replacing our current wall. Bryce responded by saying he had researched the life expectancy of precast concrete walls and found with proper maintenance, 50 years is a reasonable life expectancy for our wall. Our current wall was built around 2000 so replacement may be necessary closer to 2050. Bryce asked homeowners to share any knowledge that would give us reason to believe the life expectancy would be shorter. Bryce also shared that our insurance policy on the wall will cover up to \$100,000 with a \$1,000 deductible in most cases of a claim adding that our highest deductible of 10% would be for earthquake damage.

Web Site (www.droverscrossinghoa.org)

Bryce reminded homeowners of our web site where our indentures and other important information about our HOA. Potential additions to the website would be a "Community Board" where homeowners could post ads, lost pets, etc. The board will look into adding our monthly statements from City and Village to our website to allow homeowners to be better informed on income and expenses within Drovers Crossing. Kevin Campbell suggested adding a link to the city of St. Peters so residents can review city information. Laura Casteneda suggested listing service providers (schools, power company, etc.) for new homeowners to contact. Another homeowner (no name provided) asked if our information is on the St. Peters web site. Bryce responded saying that our information is now current regarding trustees and a link to our website.

Financial Review

Bryce advised homeowners of the following:

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- October 2023 primary account balance is \$6,938.22 and \$9,977.11 in reserve account
- Delinquent accounts = 9 (1 account 7 years past due, 1 account at 6 years, 2 accounts at 2 years and 5 at 1 year) Total past due funds inclusive of late fees is \$3,260.00. Leins were last filed in 2022, Bryce will follow up with City and Village to check on the status of lien filings for 2023. Laura Casteneda questioned if our current lien filings would still be okay, both trustees advised that would be a question for our attorney. Kevin Campbell offered words of encouragement noting that there are only 2 accounts being so far past due, just file the liens and collect the funds when they sell the house
- Reading of general expenses YTD
- Budget has been short at year end for the past 6 years. As a result, reserves have continued to decline.
- Anticipated transfer to reserve account in March/April 2024
- No large expenses anticipated for 2024.

VII. OTHER ITEMS.

2023 ACCOMPLISHMENTS – Michael Baeten

- Pruned all trees at entrance along wall (May)
- Trimmed boxwood shrubs, new mulch & replaced dead Holley shrubs at entrance (July)
- Rental Restriction Rule vote approved by homeowners and recorded with St. Charles county recorder of deeds on September 21, 2023
- Aerated sod in front of wall and over-seeded (October)
- New Drovers Crossing website launched www.droverscrossinghoa.org (October)
- 5 mailboxes painted as a goodwill gesture to homeowners

-WHATS TO COME IN 2023/2024 - Bryce

- Midwest Off-Road Hers will be bringing Santa through our subdivision in December. The parade of imaginatively decorated jeeps driven by women is very well received and is anticipated
- Rework east pillar cap on monument (winter/spring)
- Monitor needs of entrance/wall (ongoing)

-ADDITIONAL INFORMATION - Bryce

- Tuesday, November 21st, westbound turn lane on Mexico Rd. will be closed for the day. There will be no southbound turn from Mexico Rd. onto Spencer Rd. Additionally, there will only be 1 westbound lane open during this construction (weather permitting)
- Watch your speed in the neighborhood
- When snow is anticipated, please keep vehicle parking off street
- Keep Trash/Yard Waste bins properly stored

-OPEN FORUM

-Tony Cervený of 19 Ardennais asked the board about the process for allowing sheds. Bryce explained the steps in updating an indenture. Bryce stated that the Board of Trustees would need to be unanimous, and if not unanimous, a petition signed by 25% (38 signatures) would be required to move forward. Bryce stated that he has talked to Elizabeth Spaunhorst and he knew that she was in support of bringing this to a vote. Bryce asked Michael if he was in support, no answer heard. Bryce explained that if sheds were allowed, it would come with certain build requirements and material requirements. Michael stated Sheds and mailboxes had been brought to a vote to change in the past but was voted down. However, he supported re-

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exploring the issue. Trustees present agreed to send a survey to residents to assess interest in this change.

-David Hays of 29 Carriage Way W. asked the board about allowing stone or masonry mailboxes. Trustees present said that a survey would be sent to see if there is interest in this change.

-Discussion was held about how an indenture change is to take place. Bryce read the section of our indentures that pertains to modification of an indenture. Kevin Campbell of 25 Connemara stated that 2 meetings would be required to update any indenture. Bryce explained by our indentures only one meeting is required to allow discussion and voting upon any changes to our indentures.

-Mail-in ballots were discussed. Kevin Campbell of 25 Connemara stated mail-in votes are not allowed for indenture changes. Bryce read the indenture regarding voting and meeting requirements. Discussion about involving community in writing of the new indenture. The 30 day requirement for mailing out the proposed indenture change language was discussed.

-The Drovers Crossing Facebook/Meta page was discussed. The majority opinion was that announcements should be made on this forum, as well as posting a sign and mailing for important announcements

-A Beautification Committee to help neighbors was discussed. Trustees were encouraged to ask for volunteers. This was referred to the next trustee meeting.

-Ron Wilson of 20 Ardennais Rd. brought up concerns about violations with two addresses. Trustees said this would be discussed at the next trustee meeting.

-Mark Engelhardt of 48 Connemara spoke about receiving a letter regarding tree trimming along the pipeline that he thought was supposed to commence around November 1st. Inquiring about whether or not the rest of the community has updates on when this would occur and if this has happened in the past.

-Laura Casteneda shared information regarding next year's election processes for Presidential primaries for community awareness.

- Contact information was shared regarding possible fiber optics being installed by Gateway and when permits would be issued to subdivisions.

-Bryce thanked everyone for one of the most productive conversations the community has had in quite a long time.

VIII. ADJOURNMENT.

Meeting Adjourned at 8:24 P.M.

Submitted by:  _____

Print Name: Bryce Hambleton

Approved by: _____

Print Name: APPROVER'S NAME

