

NON-PROFIT MEETING MINUTES FOR Drover's Crossing HOA SPECIAL HOMEOWNER MEETING 06-12-2024

I. MEETING DETAILS

Chairperson: Elizabeth Spaunhorst
Treasurer: Bryce Hambleton
Secretary: Michael Baeten

Date: 06/12/2024
Time: 1841

Location: St. Peters City Hall

II. ATTENDEES.

Present: Drovers Crossing Board of Trustees – Elizabeth Spaunhorst, Bryce Hambleton and Michael Baeten, 42 Homeowners in attendance and 41 via proxy, Aldermen Rocky Reitmeyer and Joyce Townsend

III. ABSENCES.

N/A

IV. CALL TO ORDER.

Elizabeth called the meeting to order at 6:41PM. Elizabeth introduced herself as well as Bryce and Michael. Elizabeth explained how the meeting would proceed for discussion and voting on Sheds and Mailboxes. Emphasis was placed on maintaining civility and allowing everyone to voice their opinions without personal attacks. Laura Casteneda of 19 Lippizan verified attendance/quorum

V. ALDERMEN UPDATES

Rocky and Joyce provided Aldermen updates to include: Rocky provided updates on local businesses and developments, including new restaurants and renovations in the area. He highlighted community events and the importance of supporting local businesses, especially those that are struggling. Veterans Recognition, Joyce discussed the Hall of Honor for veterans, encouraging attendees to honor their service members by adding their names to the plaque. The cost for the plaque was mentioned, with a warning that prices may increase next year. Meals on Wheels and Community Support; Joyce addressed the need for more volunteers for the Meals on Wheels program and the rising costs of food packaging. She encouraged donations and highlighted the importance of switching to online billing to save costs for the community. Property Tax Relief Program; Joyce informed attendees about the real estate property tax relief program and the importance of applying by the end of June. She clarified that the program is for seniors and emphasized the need to apply annually to qualify for potential relief.



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VI. OLD BUSINESS.

- To preserve time, Elizabeth asked for a motion and a second to approve the minutes from November 16, 2023, Annual meeting. Laura Casteneda of 19 Lippizan made a motion to approve the minutes as submitted. Melvin Coffell of 44 Connemara Rd. provided a second motion to approve the minutes.

VII. NEW BUSINESS.

Discussion & Vote on Sheds

Elizabeth explained that Sheds would be discussed and voted upon first prior to opening the floor for discussion. Melvin Coffell expressed concern about enforcement adding he is concerned about sheds being installed but not maintained over the years. Elizabeth stated that the board would have the same abilities to enforce proper upkeep similar to if there was needed maintenance on the home itself. Elizabeth also added that if there is a violation of city ordinance, the city could then take action. Alderman Joyce added that sheds are allowed in St. Peters if they are not too big or tall and explained how ordinance concerns should be reported. Ron Barns of 4 Carriage Way W. suggested adding a restriction regarding how close a shed can be placed in relation to the property line. Ron added that if a shed could be built next to the property line right next to a neighboring fence, future maintenance of the fence/shed may be a problem. Elizabeth stated that, if passed, a homeowner still needs to submit for Architectural review approval and if a space conflict would appear, it could be addressed prior to approval. Ron Schippers of 51 Connemara Rd expressed his support for this proposed change to allow sheds within the subdivision citing that the city does allow these structures with very limited restrictions. Karen Trotter of 15 Ardennais Rd. expressed concern stating that her neighbor already installed a shed as a result of the survey. Elizabeth stated the board is not aware of any sheds being built and clarified that a shed was already built, that would be a violation of our current indenture. Karen provided (Redacted) Ardennais where the alleged violation is. Elizabeth asked if there was anyone else that wanted to speak on this topic, and no one came forward. Elizabeth explained that the voting would move forward and asked for volunteers to act as tellers, Danny Barger of 12 Carriage Way E. and Alderman Joyce Townsend volunteered. Prior to ballots being collected, Elizabeth asked everyone to ensure they have all the ballots, adding that homeowners should only be handing in their "Sheds" ballots at this time. The ballots were collected and counted by the tellers. As the ballots were being counted, Bryce shared the requirements needed to change an indenture, 67% of people voting in person or by proxy would have to be "for" the change. The tellers provided the results, 61 for and 22 against.

Discussion & Vote on Mailboxes

Elizabeth shared that the discussion and voting for mailboxes would follow the same format as sheds. Mary Kovach of 15 Karabair Rd inquired about changing mailboxes. Elizabeth advised that the proposed change would require board approval prior to

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changing the mailbox. No other homeowners came forward to comment. Tellers Danny Barger of 12 Carriage Way E. and Alderman Joyce Townsend collected and counted the ballots. While ballots were being counted, Bryce went through Facebook membership requests that do not match our owner list. Elizabeth announced the results as follows 67 for and 16 against.

Sheds and Mailboxes Summary

Bryce explained until these changes are filed with the county, our current indentures would remain in place. Further adding that though both changes passed, they would not be effective until filled with the county

VIII. OPEN FORUM

Elizabeth opened the floor for all topics.

1. Real Estate Title Fraud Awareness

- Lee Emmenderfer raised awareness about the rise of real estate title fraud and recommended a free text alert service for title changes offered by St. Charles County.
- Residents were encouraged to consider signing up for the alert service to protect against potential fraud.

2. Scouting Opportunities for Children

- Laura Casteneda of 19 Lippizan announced the formation of a Cub Scout group for children entering kindergarten and encouraged parents to enroll their kids.
- The group is active and participates in community events, including flag placements for Memorial Day.

3. Bee Ownership Inquiry

- Joe Buse of 12 Karabair introduced a discussion about the possibility of keeping bees in the neighborhood, expressing a desire to contribute to local ecology.
- It was noted that the city of St. Peters has regulations regarding bee ownership, but no specific restrictions were mentioned for the subdivision.
- Bryce and Elizabeth advised there are currently no restrictions in our indentures regarding beekeeping.

4. Speed Limit Concerns

- Mike Mauer of 27 Connemara Rd (on behalf of Kevin Campbell of 25 Connemara Rd.) raised concerns about speeding in the neighborhood and suggested reinstating speed limit signs to improve safety. Alderman Townsend clarified that speeding is a city issue and mentioned the possibility of requesting a lighted speed sign, although there is a waiting list for such installations.
- Another homeowner inquired about speed bumps. Alderman Townsend stated that the city of St. Peters does not allow speed bumps due to issues with snowplows and emergency first responder vehicles.
- Mike further inquired about the subdivision purchasing radar signs. Bryce shared that we have investigated this further and found the actual cost of one radar speed limit sign is closer to \$4,800. Bryce and Mike Baeten agreed that these radar speed limit signs lose their effectiveness when they are installed long term.

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Alderman Townsend added that St. Peters temporarily installs these signs in subdivisions for up to two weeks because people start ignoring them. Joyce offered again to add Drovers Crossing to the list to have the radar speed limits reinstalled for another 2-week period.

5. Traffic Safety and Enforcement

- Elizabeth discussed the ongoing issue of residents ignoring stop signs and speeding, particularly during school drop-off and pick-up times.
- Alderman Townsend suggested that increased police patrols could help address the speeding problem, especially during peak hours. Joyce added that the police department has found that most speeders live in the subdivision that they are patrolling.
- Betty Schippers of 51 Connemara Rd expressed concerns about drivers not watching for or yielding to bicyclists.

6. General Comment

- Paul Tauer of 3 Connemara Ct. commented on how refreshing it is to see neighbors treating each other with respect at these meetings over the past couple of years where people are no longer shouting over one another. Paul added that he has lived here for 25 years, and some meetings 10 years ago nearly came to physical violence.

7. Community Engagement and Events

- Alderman Townsend invited residents to participate in the Twilight Markets in Old Town, which feature local crafts, food, and music.
- The historical focus group is seeking volunteers to help with research and displays related to local history, including a recently relocated smokehouse.

8. Historical Preservation Efforts • 02:06:09

- Alderman Townsend provided updates on the preservation of historical buildings in the area, including a smokehouse built in the 1830s.
- The group is working on creating brochures that detail the history of local buildings and is looking for community involvement in these efforts.
- A historical event is scheduled for tomorrow night at 6:30 PM.
- Community members are encouraged to participate and share their experiences.

9. St. Peter's Trail Sticker Proposal

- Grace Sit of 24 Carriage Way W. suggested to the City of St. Peters to create stickers for the trails in St. Peter's to raise awareness of the 50 trails available. Alderman Townsend added that there are 27 trail miles in the city.
- The idea could be a project for an Eagle Scout, promoting local trails and community involvement.

IX. ADJOURNMENT.

Meeting Adjourned at 1957.

Submitted by: _____

Print Name: Bryce Hambleton

Approved by: _____

Print Name: Elizabeth Spaunhorst