

**The Villages at Barrington Downs  
Homeowners Association Annual Meeting Minutes  
September 24, 2022**

The meeting was called to order at 10:04 a.m. This was followed by a moment of silence for first responders. Homeowners were welcomed by David Alwardt, the board president. He then introduced the Trustees who were present at the meeting.

**Approval of committees**

**Certificate of notice**

Ballots were distributed as homeowners came into the meeting. There was a shortage of ballot copies, which resulted in a delay of the Trustee voting process. Copies were subsequently made, and the voting process was completed. There was a total of seventy-eight homeowners represented which was a combination of thirty-two proxies and the balance of in person homeowners. The homeowners needed for a quorum was fifty-three, 5% of the homeowners. Based on these requirements, a quorum was met.

The minutes of the 2021 annual meeting were distributed. A call was made for the minutes to be approved. This was accomplished by an motion by Cindy Turner from Keeneland, and seconded by Tim Coogan also from Keeneland. The motion passed.

**Chairmans Report**

David gave an overview of this past year, and talked about what the Trustee board had accomplished. He talked about the new Homeowners Relationship Committee and the success of the two Coffee with the Board gatherings. Continued conversation was held about the numerous trash trucks that drive through the community. Ten villages have a variety of trash companies who drive through the neighborhood.

Town Square was discussed and the benefits of signing up with that entity. Lisa and Angela Johnson from Smith Management were at the meeting to sign up

residents. An account number is needed to sign up for TSQ. That number was listed in the mailing that was issued regarding the annual meeting.

At the time of the meeting there were around eighty residents signed up for the website. The old Smith Management website is no longer being used. The Website can be used for many things such as communication with the board, with each other, with the management company, as well as reserving and paying for the use of the clubhouse, and paying any fees directly to Smith Management. Selling items and all communications from the board to the residents can take place on TSQ.

### **Treasurer's Report**

The Treasurer's Report was given by David Camarota. An invitation to join the Finance Committee was also extended given by David. He discussed that most of the people on the Finance committee were Trustees. He discussed that seventy-six accounts have been turned over to our attorney for collection. There was a lot of discussion from the homeowners regarding utilizing an outside firm to do an audit of our finances.

The budget will be determined after each committee turns in their committee report and their request for financing based on what they plan to do the next year. David Alwardt made a statement that the fees that are imposed by the attorneys are passed on to the homeowner. He reiterated that TSQ should be utilized for recording all issues, comments, and concerns.

A request for an approval of the Chairmans report and the Treasurers Report was solicited. An approval was Cindy Turner from Keeneland made a motion to accept the reports. It was seconded by Fran Soro also from Keeneland. Committee Chairs and committee members were introduced to the homeowners. The results of the Trustee election was announced.

Willie Williams - Arlington  
Marion Ellis - Oaklawn  
Eric Lane - Keeneland  
Tom Caldwell - Windcrest

These are the newly elected Trustees for the next three years!

### **New Business**

Could not be discussed because we need 33 1/3 % of homeowners in attendance.

### **Homeowner Open Forum**

- Association dues increase – will be determined once the budget for 2023 has been approved. David shared that hopefully we will not have an increase for 2023 year, but the assessment will have to be increased at some point.
- Question on fees imposed on homeowners who have not paid assessment. David discussed that homes are sent to the attorneys for assessment collection to help with the budget shortfall if there is one. He shared that we have been party to home foreclosures because of delinquencies of assessments. **We have had around 5 or 6 homes that have gone to foreclosure.**
- A homeowner stated financial reports should be shared at the annual meeting. The goal is to have the financial report on TSQ. Invoices will not be shared, but monies spent will be shared so that homeowners can review at their convenience.
- Rental properties were discussed, and the question was posed if we knew the percentage of rental properties in the subdivision. The answer was no, but think the percentage is around 15-20%. Questions were posed regarding derelict vehicles and what could be done about them. The answer was that Jason Kapayou is our assigned police officer and could be contacted or Mike Hite who is the neighborhood liaison for North County Neighbor Preservation. We should also contact Smith Management who can impose fines. Any vehicles who are parked on the sidewalks need to be reported to Jason Kapayou. The sidewalks belong to St. Louis County, even if it is on your property. We will try to have Jason attend our next Coffee with the Board meeting.
- It was discussed to change our indentures to limit the number of rental properties in our subdivision. Todd Billy (one of our attorneys) is an authority on HOA's, and he has shared we need to change our

indentures. We will need 66 2/3 of homeowners to approve a change in our indentures. A suggestion of limiting when the homeowners can rent homes after purchase to limit the number of rental properties.

- Hurstland Village has a corporate home that has been vacant for 2 years. The address of this property will be forthcoming.
- Dan suggested that the board enforces sub-indentures to hold homeowners accountable, and also suggested to add a budget to enforce sub-indentures. Removal of dead trees on common ground should be done, with marking those trees to identify which should be removed. One is in the back of a homeowner residence (Albert Morris, 3907 Triple Crown) That tree condition will be investigated.
- A homeowner stated that Barrington Downs has been reported as a “place to live” by someone in Memphis because of the beauty of the neighborhood.
- Cul-de-sacs are owned by St. Louis County, but we try to maintain them because of their appearance. There are forty-two in the subdivision.
- ALL committee meetings, meeting minutes, and financials should be placed on TSQ so homeowners can review.
- Mel Ballenger stated we should form a committee who can help families in need with home upkeep, be it painting or any other maintenance. This idea was shared via the survey as well.
- Best of Barrington was discussed and highlighted!
- A Newsletter is WANTED by all! The homeowners want it mailed, not emailed. The Board may need to look at different delivery options because of cost, and look at the number of mailings.
- There was also an ask for 2 Trustee meeting per month. One to discuss committee information and the other to discuss financials. This was historically how many we had per month.
- There was a reminder given by Tom that everyone on the Trustee Board and on the committees were all volunteers donating their time for the betterment of the subdivision. He also shared that

The meeting was adjourned at 12:03. The request for a motion to adjourn was issued by the President, David. It was motioned to adjourn by Massa Parks, Keeneland, and seconded by Albert Morris, Oaklawn.

Trustee attendance:

David Alwardt	Tom Caldwell	Marion Ellis
Leo Peoples	Leroy Gill	Matthew Fanegan
David Camarota	Eric Lane	Bill Klaus (left before the end)
Phyllis Russell-Smith	Smith Management	Lisa Love, Angela Johnson

Committee Sign ups

Mel Ballenger [melballenger@sbcglobal.net](mailto:melballenger@sbcglobal.net)

Yolanda Stewart [yjstewart@sbcglobal.net](mailto:yjstewart@sbcglobal.net)

Manuel DeJesus [mdejesus@yahoo.com](mailto:mdejesus@yahoo.com)

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Charlene Brown [charlenemadisonb@gmail.com](mailto:charlenemadisonb@gmail.com)

Deborah Jones [dftdjones@gmail.com](mailto:dftdjones@gmail.com)

Indenture signatures

Homeowner Relations

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Respectively submitted by Phyllis Russell-Smith for  
Bill Klaus