

# **Heritage Residents Association**

## **ANNUAL BOARD OF DIRECTORS MEETING**

**April 19, 2021**

**7:00 PM**

**North Road Church  
1120 Jungs Station Road**

Agenda prepared by:

**Angie Dietrich**  
Community Association Manager

Notes prepared by:

**Jonathan Ewanio**

**Heritage Residents Association**  
**ANNUAL BOARD OF DIRECTORS MEETING AGENDA**  
**Monday, April 19, 2021 – 7:00 P.M.**

- I. Call Meeting to Order and Roll Call
  - a. **Present:** Bob Ittiara, Kevin Cornejo, Jonathan Ewanio, Tom Dubis, Jim Rutherford, Larry Hunter, Kevin Geil, Angie Dietrich
  - b. **Absent:** Greg Zes, Joel Durham, Jerry Beasley, Joel Clement, Pauline Migneron
  
- II. Approval of Board Meeting Minutes – March Minutes not approved.
  
- III. Call to Order
  - a. Quorum – 5% of Owners present: Does not Suffice – No Quorum
  - b. Introduction of Current Board Members nominees
  
- IV. Election
  - a. Meet the Candidates
    - i. Larry Hunter
    - ii. Shanna Myer
    - iii. Chet Firebaugh
  
- V. Trustee's Report
  - a. 2020 Year End Financial Statement Review
    - i. Under Budget by \$10K due to limited Events expenses
  - b. 2021 Budget
  - c. 2020 Association Accomplishments/Improvements
  - d. Projects – Continued and Projected
    - i. HOA Rules/Indentures Updates
      - 1. Summary Update
        - a. Draft update:
          - i. Master Trust Update
          - ii. Bi-Laws Update
          - iii. Rules and Regulations Update
        - b. Resident approval 50% +1 to make changes to Master Trust
          - i. Petitioning to begin after Annual Board Meeting in April 2021
      - ii. Grounds, Landscaping, & Recreational Facilities
        - 1. Summary Update
          - a. 5-Year Contract with Alex - Pending
          - b. Continue weekly cutting of common ground through May/June; cleaning trail near Greenway
        - 2. March Clean-up
          - a. Weekly cuts through end of June
        - 3. Median – Hudson Landing from Horseshoe Ridge to Gettysburg
          - a. Planting areas and Rock Gardens
        - 4. Detention Basin behind Condos & Trenton
          - a. Honey Suckle Cut Bonanza
          - b. Test Run of ground clear around trees
      - iii. Sewer at 5 Summit Station
        - 1. In communication with county and lawyers to identify impact
        - 2. No need to retain lawyer until necessary
        - 3. County Council Meeting

- a. 2<sup>nd</sup> and 4<sup>th</sup> Monday of each month; 100 N. 3<sup>rd</sup> Street, St Charles (old courthouse)
  - 4. Phil Christophanelli MO Rep 105
    - a. Met w/ residents mid-November
    - b. Identified Grants that can match funds invested
      - i. Seems like these efforts are not working out
- iv. Electric: Lights and Lamp Posts
  - 1. Lamp replacements project has begun on boulevards; Cuiver River will install 4-6 during down time of workflow until they can dedicate more consistent time
  - 2. Streetlight Replacement of 200+ lights and poles
    - a. Increases utility budget by \$2,350; Summary Phase completion by Cuiver River, starts with medians, corners and high traffic area, side streets phased over 5 years
- v. Neighborhood Surveillance
  - 1. Locations identified, request to contact Cuiver River requesting for additional location of electrical boxes and cost for running electricity to posts, as well as permission to fix cameras to light posts
  - 2. Further research on digital cost and opportunities
- vi. Farmers Market
  - 1. COVID-19 Pandemic, delayed until next spring or further notice
- vii. Erosion
  - 1. Continued monitoring; extremely large expense; in review with county council (John White) and engineers
  - 2. There is not much that the board can do on this topic that has already been discussed. Property owners need to work through bank and insurance process to obtain core sample tests before county or sewer will take any action.
  - 3. Creek Clearing
    - a. Core of Engineers
      - i. Victory and Liberty Completed
      - ii. Cumberland/Horseshoe beginning
- viii. Contact Neighborhood Preservation
  - 1. Mercy Medical Building on Heritage Crossing across from Goddard. See about boarded windows, possibly move boards to the inside of building.
- ix. Grass Lot
  - 1. Potential Purchase from church ownership. Pending communication and details with the church.
- x. New Irrigation Contractor
  - 1. Pending introduction from Ray
- xi. Cattails in Basin to be cleaned
- xii. Cable Boxes
  - 1. Spectrum is installing battery packs on utility easement in front of yards, they are large.
  - 2. Notify Board or Management if/when packs are being installed to try and get them to install on easement in back of property

## VI. Committee Reports

- a. **Committee Announcement:**
  - i. Current and proposed committees looking for volunteers and support
  - ii. A resident does not have to be on the Board of Directors to either volunteer or Chair a committee – All participation and assistance is welcome
- b. **Events Committee:** Leslie Firebaugh, Chair
  - i. Contact: [southernfirebaugh@gmail.com](mailto:southernfirebaugh@gmail.com)
  - ii. Independence Parade: Saturday July 3<sup>rd</sup>, 2021 6:00pm
  - iii. Fall Fest – Details to come: 1<sup>st</sup> Weekend of October

- c. **Landscape Committee:** Sandra Ellis, Chair; Dennis Ferguson
  - i. Contact: [sellis@sciengineering.com](mailto:sellis@sciengineering.com); [dennisgferguson@yahoo.com](mailto:dennisgferguson@yahoo.com)
  - ii. Medians: Continued throughout spring season on Heritage Landing and part of Gettysburg. Median on Hudson and remainder of Gettysburg minimized due to street resurfacing
  - iii. Irrigation: Any issues on sprinkler timing/positioning/breaks please contact Angie at Sterling Mgmt.
- d. **Strategic Planning Committee:** Bill Ching, Chair; Danny Dickerhoff, Jim Rutherford
  - i. Contact: [billching43@gmail.com](mailto:billching43@gmail.com); [hesselq@sbcglobal.net](mailto:hesselq@sbcglobal.net); [jrutherford@greerandkirby.com](mailto:jrutherford@greerandkirby.com)
  - ii. Annual Planning Meeting to take place in Fall
  - iii. Board to review 5-Year Plan
- e. **Pond Committee:** Bill Ching, Chair; Dennis Ferguson
  - i. Contact: [billching43@gmail.com](mailto:billching43@gmail.com); [dennisgferguson@yahoo.com](mailto:dennisgferguson@yahoo.com)
  - ii. GOT POND SKILLS? Drop us a line to volunteer with planning and execution
  - iii. Work completed for algae and dye
- f. **Neighborhood Watch Committee:** Jonathan Ewanio, Chair; Kevin Geil
  - i. Contact: [jewanio.hra@gmail.com](mailto:jewanio.hra@gmail.com); [kevin0595@att.net](mailto:kevin0595@att.net)
  - ii. Annual Meeting cancelled due to pandemic
  - iii. National Night Out cancelled due to pandemic; normally held the 1<sup>st</sup> Tuesday of August
  - iv. Electrical Review for security and surveillance
  - v. Register Your Ring with Saint Charles County Police Department
    - 1. <https://www.sccmo.org/2029/Community-Camera-Program>
  - vi. Update the NW Welcome sign on Heritage Landing at the Market Place
    - 1. Update the web address to <http://www.heritageresidents.org>
    - 2. Additional Sign at upper Gettysburg / Hudson near Congress
      - a. Require Measurements
- g. **Street Committee:** Larry Hunter, Chair
  - i. Contact: [lghunter@charter.net](mailto:lghunter@charter.net)
  - ii. Issues with potholes, contact St C County Streets Division
    - 1. <https://www.sccmo.org/RequestTracker.aspx?CID=3>
    - 2. 636-949-7490
  - iii. Recognize where St Charles Unincorporated property line stops, and St Peters begins: On Heritage Landing; On Gettysburg. Contact the appropriate government for repairs and assistance.
- h. **Garden Committee:** Jonathan Ewanio, Chair; Jim Rutherford
  - i. Contact: [jewanio.hra@gmail.com](mailto:jewanio.hra@gmail.com); [jrutherford@greerandkirby.com](mailto:jrutherford@greerandkirby.com)
  - ii. Identified additional location on common ground where Heritage Trails borders Fox Trails, 5 acres behind the Heritage Trails monument
    - 1. Will be able to electrify and irrigate, need to get estimates

#### VII. Home-Owners Comments

- a. Summit Station – Request to form an Erosion Committee
- b. Property Survey corner of Heritage Station

#### VIII. Next Meeting – Tuesday May 25, 2021

#### IX. Adjournment of Meeting: Motion to Close