

**NOTICE OF ANNUAL MEETING**  
**Kenrick Manor Subdivision**  
**September 13, 2021**

Sept 2, 2021

**Notice of Meeting**

The annual meeting for the owners of the Kenrick Manor Subdivision will be Monday, September 13, 2021, at 7:00 pm, at the Council Chambers room at the Shrewsbury Civic Center. In addition to attending in person, owners may attend virtually by going to [www.zoom.us](http://www.zoom.us), clicking the “Join A Meeting” Link, and entering:

Meeting ID: 564 925 7074  
Password: Chapelford

In the event that the City of Shrewsbury disallows in-person activities at the Shrewsbury Civic Center, the meeting will still be available on Zoom.

**Agenda**

1. Financial Report (see attached financial statements)
2. Overdue HOA assessments and lien filing
3. Results of April 2021 vote on amendment to Restrictive Agreement
4. Discussion of landscaping cul-de-sac planters
5. Follow-ups to recent homeowner inquiries
6. Discussion of potential amendments to the Restrictive Agreement
7. Vote for trustee for September 2021 – September 2024 term.

**Trustee Elections**

As part of the invoice for the annual dues, the Trustees invited anyone interested in running for Trustee to inform the Board so that their name could be included in this notice and ballot. Tom Duda was the only homeowner to express an interest. You can vote using the enclosed proxy form, or by attending the Annual Meeting. The proxy form has Tom Duda’s name, as well as a blank for a write-in candidate. Participants at the Annual Meeting will be able to likewise vote for write-in candidates. Remember that any proxy form must include the signatures of all owners of record to count. Each lot is allowed a single vote. **Proxy votes must be received by Kathy Winfrey at 7810 Bluebird Meadow Lane by September 12, 2021.**

**Trustee Email**

To cut down on mailing expenses, the Trustees are encouraging homeowners to opt in to receive email notices. If you do so, the notices will come from the Trustee email account: [Trustees@KenrickManor.com](mailto:Trustees@KenrickManor.com). Please add this email address to your “safe senders” list to ensure your email provider does not place our emails in your spam folder.

**Reminder of Commonly Overlooked Provisions in the Restrictive Agreement**

- Section 7 of the Restrictive Agreement governs the placement and material of fences and requires Trustee approval prior to construction. You can contact the trustees individually, or email [Trustees@KenrickManor.com](mailto:Trustees@KenrickManor.com) when you are planning a fence project.
- Section 13 of the Restrictive Agreement governs parking trucks (larger than  $\frac{3}{4}$  ton), trailers, campers, and boats within the subdivision. These vehicles cannot be parked in front of the front property line of the residence. These vehicles may be parked in side or rear yards, but there are certain conditions set out in the Restrictive Agreement.

**Proxy Ballot**

In lieu of voting at the meeting on **September 13, 2021**, the below lot owners would like to designate Trustee Kathy Winfrey to be my/our proxy.

As Trustee for the September 2021 to September 2024 Term, I vote for:

Tom Duda

Write-in Candidate: \_\_\_\_\_

Signature of Homeowner 1: \_\_\_\_\_

Signature of Homeowner 2 (if applicable): \_\_\_\_\_

Subdivision Address: \_\_\_\_\_

Date: \_\_\_\_\_

**KENRICK MANOR SUBDIVISION**  
**(Distributed for September 13, 2021, Homeowners' Association Meeting)**

**SUMMARY OF RECEIPTS AND DISBURSEMENTS**

	July, 2019 – June, 2020 (Actual)	July, 2020 – June, 2021 (Actual)	July, 2021 – June, 2022 (Budget)	Notes
<b>Subdivision Dues Received</b>	<b><u>\$15,951</u></b>	<b><u>\$13,560</u></b>	<b><u>\$14,094</u></b>	Budget based on 162 homes at \$87.00 per home <sup>1</sup>
<b><u>Disbursements</u></b>				
Electric	187	176	180	Ameren Missouri
Landscaping	6,320	19,807	10,100	Lawn Groomers; actual amount for 12 months ending June 30, 2021 includes a \$13,926 payment clearing on August 12, 2020 (included work during 12 months ending 6/30/2020 but not paid until August, 2020)
Irrigation and Christmas Decoration Service	0	950	950	Hydrodynamics
Water	789	474	500	Missouri American Water
Website	0	55	55	Go-Daddy
Postage	661	923	800	Extra mailing associated with special meeting addressing amendment to restrictive covenants
Insurance	1,229	1,246	1,395	Acuity; insurance for subdivision entrance; budgeted amount based on invoice paid in August, 2021
Taxes, Interest and Penalties	0	96	99	Tax returns were filed for calendar years 2015 through 2020; budgeted amount is for penalties and interest assessed after June 30, 2021, and paid in August, 2021
Bank Charge	0	35	0	Research fee associated with gathering information for tax return filings
Other	0	13	100	Budgeted amount for 12 months ending 6/30/22 for estimated fee to record amendment to subdivision restrictions and to record liens against delinquent homeowners
<b>Total Disbursements</b>	<b><u>\$9,186</u></b>	<b><u>\$23,775</u></b>	<b><u>\$14,179</u></b>	
<b>Surplus/(Deficit)</b>	<b><u>\$6,766</u></b>	<b><u>\$(10,215)</u></b>	<b><u>\$(85)</u></b>	

**BANK ACCOUNT RECONCILIATION**

	Amounts as Shown on Bank Statements	Reconciliation - Accounting for Deposits in Transit - Checks Received by Month End and Credited for Deposit Post Month End/Checks Clearing after Month End	Amounts as Reported on Financial Statements
Beginning Balance – June 30, 2020	\$30,481	\$1,123	\$31,604
Receipts	10,340	\$3,220	13,560
Disbursements	\$(23,870)	95	\$(23,775)
<b>Ending Balance – June 30, 2021</b>	<b><u>16,951</u></b>	<b><u>4,438</u></b>	<b><u>\$21,389</u></b>

<sup>1</sup> As of August 24, 2021, there are 5 delinquent accounts. One account with a multi-year deficiency is on a payment plan. A lien will be filed against one homeowner with a multi-year deficiency if the account is not resolved by September 30, 2021. Three accounts are newly delinquent, and the trustees will file liens if the delinquencies are not resolved by September 30, 2021.