

Kenrick Manor Subdivision  
Annual Meeting Minutes  
September 13, 2021

Called to order 7:04 pm.

1. Financial Report

Discussion of the financial report. The Trustees discussed the following specific line items: landscaping, insurance, taxes, and “other”. Homeowners were amenable to increasing the deductible of the insurance. Homeowners were amenable to filing liens and the costs that would be incurred.

2. Overdue HOA Assessments and Lien Filing

Four current deficiencies. One with a multi -year deficiency is in a payment plan. We plan to file a lien by the end of the month for the remainder. One resident voice support for filing liens.

3. Result of the April 2021 vote on amendment to the restrictive agreement

The amendment passed 47-33.

4. Discussion of landscaping cul-de-sac planters

On Cardinal Ridge Court, a homeowner voiced concerns about the height of the landscaping. There are 13 kids residing nearby and the landscaping presents safety issues. There is lots of traffic with people thinking they can cut through to Laclede Station Road. The homeowner requested their cul-de-sac be prioritized, asking that their circle be trimmed or torn out even if the replanting cannot occur until next year.

Homeowners voiced some displeasure with the plants the landscaping company planted last year. Most of them have died or are not doing well. The Trustees mentioned that Lawn Groomers is going to replace the one at the high end of Cardinal Ridge Court. The Trustees indicated their unhappiness with Lawn Groomers, but noted that we are stuck in a long-term contract from the previous trustees.

Cardinal Ridge Circle indicated their plants are lower, but some of them are ugly. Their circle is not a safety priority but an aesthetic issue.

5. Follow up to recent homeowner inquiries.

Homeowners asked the Trustees to be more active addressing homeowners with long term camper or RV parking in the driveway.

6. Discussion about potential amendments to the Restrictive Agreement

The following topics were brought up for consideration in amending the Restrictive Agreements:

- Painting bricks;
- Waiving the annual assessment for Trustees to encourage more homeowners volunteering as trustees;
- Homeowners petitioning for an amendment bear the cost.

Individuals expressed interest in a subcommittee to discuss potential changes

One homeowner suggested increasing number of Trustees to five. When it was pointed out the difficulty we have in recruiting trustees, one homeowner suggested raising the annual assessment in order to provide enable the subdivision to pay for additional benefits to the trustees. One homeowner spoke in favor of waiving the annual assessment for trustees.

Volunteers for the Committee:

- Guillermo Rodriguez
- Michael Ryan
- Michael G'Sell

7. Vote for Trustee for 2021-2024 Term.

Tom Duda was unanimously elected to a three-year term. 22-0.