

## 2025 Annual Meeting Minutes

**Date:** Saturday, March 1, 2025  
**Time:** 10:00 a.m.  
**Place:** Pevely City Hall Board Room

### Annual Meeting Agenda:

1. **Call to Order** – Doug Groom called the meeting to order
2. **Introductions** – Paula Beier reviewed the agenda and introduced trustees/Ernst
  - a. Board of Trustees
    - i. Present - Doug Groom, Mike Ried, Paula Beier
    - ii. Absent - Larry Womack (schedule conflict)
  - b. Ernst Management Services
    - i. Present - Renee Ernst - shared overview of services provided
3. **Trustee Election**
  - a. Status of current Trustee terms
    - i. Doug Groom – Finishing 2<sup>nd</sup> Term this year (2026 Election)
    - ii. Mike Ried – Re-election for 2<sup>nd</sup> term today (2028 Election)
    - iii. Paula Beier – 1<sup>st</sup> Term ends 2026 (2027 Election)
    - iv. Larry Womack – 1<sup>st</sup> Term ends 2026 (2027 Election)
    - v. Opening – 1<sup>st</sup> Term (2028 Election)
  - b. Trustee election
    - i. Results – Renee Ernst compiled proxy and in person voting results. There were two candidates who responded to the multiple public calls for candidates and were placed on the ballot. Incumbent Mike Ried re-elected (20 Votes), and John Ingram elected (25 Votes)
4. **Introduce Mr. Steve Markus – Alderman and Other City Representatives**
  - a. Steve Markus (Alderman), Brad Williams (Dunklin Fire Chief), Andy Hixon (Pevely City Administrator), SGT Mayberry (Pevely Police), and Don Menkhus (Alderman)
    - i. Group discussed current events ongoing with City of Pevely and answered questions
      1. Abbey Lane road and sidewalks proposal mentioned (2026???)
      2. Dunklin Fire Department Propositions P and S, which are on April ballot. Need more trucks/equipment. Department not covered by city sales tax recently passed.
      3. Discussed driving range on the Oak Valley property and RV parking

4. JC Sheriff's department testing center now located in industrial park
5. Open Captain position at the Pevely Police Department
6. Water replacements – need new towers
7. Stormwater project plans out for bid; hard to get the easements when property is overvalued; discussed cleaning out ditches to manage flooding and possible options for stormwater management; dropping fill at 55 SB Pevely exit and future exits will be closer to the gas station, etc.  
<https://www.cityofpevelymo.gov/administration/page/stormwater>

## 5. Budget Discussions

### a. 2024 Budget

#### i. 2024 Budgeted v. Actual Variances/Results

1. **Overall**, expended roughly \$4,921 more than budgeted and collected \$3,308 less than budgeted – resulting in a decrease in our reserves of \$8,229.93.
2. **Receipts – as of 12/31/2024**
  - a. Still owed roughly **\$8,900** in 2024 dues (plus two lots owe 2023 dues), collected **\$3,064** in pre-paid dues (2024 overpayments resulting from assessment amount confusion), collected **\$1,892.92** for past years' due assessments.
3. **Expenses – notable variances**
  - a. **\$310** more expended for management services than budgeted. Transitioned from C&V to Ernst in August 2024. C&V imburded on a percentage of dues collected. Ernst charges a flat fee. Paying slightly more for the Ernst service model and receiving more service (as discussed in October 2024 meeting).
  - b. **\$667.50** – Holiday Decorations – charge was for 2023 decoration services that were paid in 2024. For 2024 there was a vote in the October annual meeting to eliminate decoration budget/have volunteers decorate.
  - c. **\$5,681.60** – Entrance Rebuild (landscaping/trees) completed in 2023 that was paid in 2024 accounts for the variance. Rebuild costed \$8,681.60 and was not

explicitly budgeted in 2023 – so a true variance for this beautification project.

- d. **\$1,247.15** – Postage, printing and production, letters, etc. C&V had to double mail the 2024 assessments notices due to a mistake. Ernst mailings for annual meeting and continuous mailings to collect past dues.

b. Proposed 2025 Budget

i. Review proposed budget

- 1. **Overall**, we expect to increase our reserve by a modest \$4,000.

2. **Proposed Receipts**

- a. \$62,219.53 in receipts for 2025 Annual and Special dues, as well as collecting all past dues currently outstanding.
  - i. Collect \$195 per lot for the Annual Assessment plus collect past due lots. \$35,880 for 2025 plus \$4,431.36 for past dues (including drawing down \$975 from the pre-paid balance).
  - ii. Collect \$100 per lot for a Special Assessment, plus past due amounts. \$17,525 for 2025 plus \$2,205 for past due (drawing down \$875 from the pre-paid balance for 2025 and \$1,215 for 2024.)
  - iii. The remaining \$329.17 is for pending outstanding attorney fees/interest due.

3. **Expenses**

- a. Management Fees - \$375 per month/\$4,500 year.
- b. Holiday Decorations - \$600 proposed (*majority voted to remove this expense and have volunteers decorate – notice to be posted on HOA site if interested in decorating this year*).
- c. Electric - \$550 for lighting entrances.
- d. Insurance - \$6,000 - existing provider discontinuing coverage. Seeking new coverage – very difficult to find and expensive since the natural disasters that have occurred nationwide.
- e. Lawncare - \$21,000 - Plan to manage this more closely. Currently going through a due diligence exercise seeking bids to see if we can mitigate expenses without losing quality.

- f. Ground Maintenance - \$3,000 for ground maintenance. This does not include road maintenance (retiring this ledger heading from C&V) since Pevely handles.
          - g. Lake Maintenance - \$8,500 for repair to main dam. Must be repaired and could possibly be more than this – but budgeted with the current vendor estimate.
          - h. Legal Expenses - \$3,000 for everyday legal assistance. We have also added \$1,500 for finishing the work to incorporate and for increased assistance required to ensure HO disputes, delinquent accounts and repeat violation offenders' situations are appropriately managed. \$5,500 to address any indenture updates or changes required/desired by homeowners.
          - i. Taxes - property taxes for common ground. The amount just paid was \$1,712.74.
        - ii. HOA Insurance – Discussed above.
        - iii. Introduce/vote \$100 Special Assessment for 2025 – Took vote and majority in attendance approved Special Assessment
        - iv. Request for all delinquent assessments to be paid – Request made – moving forward with legal action/liens for those lots with 2024/earlier unpaid balances.
        - v. 2025 Budget - Took vote and 2025 Proposed Budget was ratified (minus \$600 for holiday decorations).
6. **Proposed Annual Assessment Increase vs. annual Special Assessments** – Do we want to continue Special (this is sixth year) or increase the Annual? Took vote - majority voted to raise the Annual to \$295. Will move to a ballot vote for all homeowners per indentures.
7. **2025 Indenture Review**
  - a. Trustees to request legal bylaw review/suggestions from attorney.
  - b. Attendees voted to hold the trustee proposed meeting later this year to receive homeowner proposed indenture amendments/addendums recommendations. All suggestions in the meeting that are majority approved must then be presented for all homeowners to ballot vote.
8. **Questions/Other Topics** – Took questions from homeowners
  - a. Indentures (specifically commercial vehicles)
  - b. Mr. Gleason shared that there is a community Facebook page for those interested in sharing community information (to note – official HOA news comes from Homeowner website, Board/Ernst Management).

- c. Renee Ernst shared that homeowner e-mail addresses may be shared with Ernst (but which will not be shared with any third parties) if interested in information sharing via e-mail as we seek to improve general community communications.
- d. A homeowner requested a mid-year budget read out at the midyear meeting to discuss indentures.

**9. Adjourned**