

Tiara at the Abbey Monthly Trustee Meeting Minutes – October 15, 2025

Teams Meeting – 6:00 – 7:30 PM

Attendees: Doug Groom, Larry Womack, Mike Ried, Paula Beier, John Ingram

1. **Approval of September Meeting Minutes** – September meeting minutes have not been approved prior to meeting. Requested changes or approval to publish. All voted to approve – sent to webmaster to upload to website post meeting.

2. **2025 Financials Results** – Paula updated the team. Lawncare is the only account close to exceeding budget – Trustees agreed to continue to monitor and manage.
 - a. **2024 Assessments** - As of September month end, eight (8) homeowners owe for the 2024 Annual + Special (\$1,920), and six (6) homeowners owe for the 2024 Special (\$270). There is one homeowner owing for numerous past years totaling about \$480 (plus all for 2024/2025).
 - b. **2025 Assessments – Due date 4/30/25**
 - i. 138 Homeowners paid the 2025 Annual assessment (\$26,910), leaving a balance outstanding of \$8,920 (46 homeowners).
 - ii. 137 Homeowners paid the 2025 Special assessment (\$13,700), leaving a balance outstanding of \$4,630 (47 homeowners).
 - iii. One HO to whom legal letters were mailed due to longest outstanding balances remains (total outstanding is \$1,177.66, reference above).
 - iv. H.O.'s voted for the move to a \$295 Assessment beginning in 2026 (rather than continuing with specials). 64 Yes/30 No. In July, a request was sent to the attorney to draft an amendment to file with Jefferson County to amend document. Amendment has been notarized and filed with Jefferson County. The amendment has also been posted to the HO webpage.
 - c. **Actions for Collections of Past Due Accounts:**
 - i. Letter approved in the September meeting was finalized, and Ernst mailed the letters to the delinquent HOs. Have until 10/15 to pay or else the board will be forced to pursue liens/lawsuits with costs payable by HOs.

3. **Ground/Lake Maintenance** –
 - a. Requested the lawncare company to hold on cuts until further notice; agreed to move forward with final fertilization and aeration in September meeting.

- b. Do we want to continue with the lawncare company in 2026? They are taking bids for 2026 and want to know if they will keep our account. Unanimous vote to continue contract.
 - c. They would like to know if we can post a flyer on our webpage to pick up potential home lawn care business. Will also deliver live Christmas trees. Unanimous to allow flyer – though the board does not want the HO page to become overburdened with advertisements. Will monitor if it becomes an issue.
 - d. Army Corps of Engineers Call – Will pursue once budget for 2026 is approved.
4. **Indentures/Violations** – Discuss pending/new issues and request Renee to take the appropriate actions.
- a. Indentures – Storm repairs, roofs, other construction, etc.
 - i. Status of any outstanding requests – There were no requests outstanding at meeting time.
 - b. Violations
 - i. **Homeowner #1** – Doug requested Dougg respond with advice regarding the message received from non-homeowner resident. Trash cans were moved to back porch, but neighbor is still complaining. Letter discussed in September meeting was sent to Ernst to mail to H.O. (re: trash cans stored outside).
 - ii. **Homeowner #2** – Commercial vehicle/parking situation again... Need to further discuss? Not at this time.
 - iii. **Homeowners #3, 4, 5** – Sent trash can violation letters (storing outside). Any updates? 2 Homeowners addressed violation, one has not addressed the violation.
 - iv. **Homeowner 6** – boarded windows/chimney - repaired/closed issue.
 - v. **Homeowner 7** – Kayak house? Cutting brush ways for bike path? Have Ernst send a warning letter for both infractions.
 - vi. **Homeowner 8** - Camper in cul-de-sac on St. Benedict – Still there? Yes. Send letter – this is not the first violation for the same trailer.
 - vii. **Homeowner 9** – Trailer storage - repeat offender. Renee asked a question that I don't see a response to.... Addressed/close.
 - viii. **Homeowner 10** – Mini Van parking on street. Requested Ernst to send initial warning letter. No longer parking on street. Can close.
 - ix. **Other?**

5. **Incorporation/Deeds** – Dougg provided status in phone call in July. The ball is in the court of the accountant of one of the builders. Attorney is actively pursuing the paperwork. Paula has assumed follow up duties with accountant and will provide updates....
6. **Property Values** – Mr. Markus advised that he requested the Chief of Police will reach out to the HOA's to plan a meeting to discuss. Keep an eye out for invites. Will include an invite for the school superintendent. If we don't see something soon, Larry will extend another friendly reminder.
7. **March 2025 Annual Meeting Action Items**
 - a. Feedback on Covenant Memo Distributed by Paula? Prioritize top by-laws Trustees are interested in lawyer reviewing? Not completed as of this meeting time. We owe the attorney our priority items. Trustees agreed to compile the collective list after the November 1 meeting.
 - b. John to provide update –
 - i. November meeting to gather covenant change ideas/desires. Letter was mailed inviting HO to November 1 meeting. Discussed meeting ground rules. Notified City/Pevely PD of the meeting.
 - ii. Larry W. policy proposal shared to be added to the suggested changes inventory.
8. **2026 Annual Meeting Planning** –
 - a. Time to start putting together agenda and draft letter. John has the proposed budget complete (with the exception of one tweak). John to draft the letter to HO and agenda.
9. **Other Agenda topics?**
 - a. Road/Abbey Lane Sidewalks – \$2.5M to repair from 61-67 to the main TAA entrance (and not past that). Must purchase some land from the golf course. The next phase will extend from first TAA entrance to past the Vinyards but will not be completed until a later date. Any updates? No.
10. **Meeting adjourned**