Tiara at the Abbey Monthly Trustee Meeting Minutes – August 20, 2026

Teams Meeting: 6pm – 7:30pm

Attendees: Mike Ried, Michaela Vita, Jim Collier, Pete Wahby (Notetaker – M Vita)

1. **July 16 Trustee Meeting Follow-up**
   - **A. Meeting Minutes Review** – Minutes from July 9th & July 16th approved by unanimous vote.
   - **B. Covenants Change Proposals**
     - i. M Vita to look over the proposed covenant changes and type out in such a way that homeowners can place their votes. Goal is to send out in September. Could be delayed by our attorney if she needs to look at them longer.
     - ii. Logistics
       1. Homeowner awareness
       2. When will the mailings go out?
       3. Due date postmark on their returned ballots must be no more than 30 days from the date on the ballots.
       4. Ernst Management responsible for the mailing and receipt of returned ballots as well as calculation of final results.
       5. Keep in mind, we cannot make any changes to the proposed covenants that were voted on by the homeowners at the February annual meeting. (Again, this needs to be run by attorney as well)
   - **C. Request into Renee for liens:**
     - i. Renee initiated liens on all the properties that are over 90 days or more on assessment dues.
   - D. **Website Updates** - M Vita sent Allen S the 2 July meeting minutes after removal of proprietary info for posting on website.
2. **Ongoing Topics**
   - A. **Duties & Responsibilities of Trustees** – Refer to CC&Rs
     - i. Pg 4 III #1 Duties & Powers of Trustees
     - ii. Pg 6 – 7 IV A. Assessments
     - iii. Pg 17 #8 1, 2, 3
   - A. **Explore option for changing attorney**. We have update from M Vita. We have a Teams call set for Sept 3rd with potential attorney change.
   - B. **Quarterly HOA Meeting with Mayor** –

a. Meeting was Aug 11, 2026. We discussed main "take-aways" from meeting.

C. **Trustee Vacancy** –
   a. Ideas were discussed on how we can get homeowners to take an interest in becoming trustees.

D. **Budget Approvals** – July budget approved

E. New Business
   a. **Homeowner #1 –** Homeowner notified that tall dead tree in front yard needs to be removed. An offer was made to include his bid with the one being bidded on for the neighborhood. No reply from homeowner.
   b. **Homeowner #2 –** Discussed letter sent by homeowner regarding status of proposed amendments and other items.

F. **Violations** –
   a. **Homeowner #**1 – Commercial vehicle situation. Homeowner's response via email discussed and has been offered an appeal.

G. **Construction requests** –
   a. **Homeowner #1** – P&Z requiring more information plus easement requests to board would go against a covenant.
   b. **Homeowner #2 –** Unanimous vote by board for request to replace garage doors in a different color and design approved and followed up with an email.
   c. **Homeowner #3** – Homeowner broke ground on the driveway replacement project before they sent an email to the board. However, project was unanimously approved by board. These types of projects require a refundable deposit of $500, which was never submitted.
   d. **Homeowner #4** – Unanimous approval by board for homeowner's request of planned project of an inground pool. J Collier & P Wahby assigned to make a visit offered by homeowner.

H. **Misc. business** –
   a. **HOA Liability insurance** – M Vita provided update. Cost is currently $4182 under Farmers Insurance. Agent located in Lake Ozark, MO and still listed under a previous trustee's name and address. We received info from another Pevely subdivision during the Mayors Trustee meeting on Aug 18th.

I. Meeting Adjourned