Tiara at the Abbey Monthly Trustee Meeting Minutes – July 16, 2026

Teams Meeting: 6pm – 8pm

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

1. **July 9 Trustee Meeting Follow-up**
   A. **Meeting Minutes Review** – Minutes from July 9th approved
   B. Covenants Change Proposals
      i. Look over list and prioritize which ones will be sent out first.
      ii. Logistics – homeowner awareness, how often will the batches go out, mailings, create ballots for each amendment, due date, etc.
   C. M Vita sent Allen S June 18th May 16th minutes for posting.
2. **Incorporation/Deeds** –
   A. **Explore option for changing attorney**. M Vita reached out to Renee. In addition, MV called and emailed an attorney (recommended by Renee) to ask of her availability, taking on new clients, etc. Waiting on return phone call (she was OOT on Vacation)
   B. **Quarterly HOA Meeting with Mayor** –
      a. We received an email from Ashton Cooke, city clerk inviting all the Pevely trustees to a meeting that initiated from the Mayor and City Administrator. August 11th is the date of this meeting at 5:30pm, city hall.
   C. **Trustee Terms/Seats** –
      a. M Vita contacted Allen S to have term dates added next to each of our names on the website.
   D. **Budget Approvals** – June budget approved
   E. Housekeeping
      a. Renee asked about signers on the account back on May 17th. 2 signers will be on the Midwest Bank Centre account for the HOA. M Vita & M Ried are now signers. Former trustee name has been removed.
   F. **Tasks-Assignments List**?
   G. **Violations** –
      a. **Homeowner #**1 – A 10-day warning letter sent for having a commercial vehicle in driveway for over a month. Since that time, homeowner has reparked this vehicle in the street in front of his home. He is still in violation of #35, pg. 14 of CC&Rs, so Management to be notified to send out violation fine letter of $50. J Collier has abstained from voting on this

violation. P Wahby voted No. M Vita & M Ried voted yes to the fine letter.

b. **Homeowner #2** – 2 homeowners made complaints regarding their neighbor's yard several months ago. M Vita sent follow-up emails to each of them to determine progress. Both said it was satisfactory, not great, but wanted no further action.

H. **Construction requests** – Homeowner made request of the board to build a detached garage in the back of his property and pour an additional driveway. Plans and plat maps provided. There was a unanimous vote by trustees for plans as long as the city provides a permit and all required submissions turned in.

I. **Misc. business** –

a. **J Collier asked about documents**. "Who is the historical document keeper?" M Vita mentioned that if we used 365, we would have access to the shared drive. However, we still need some training on that before proceeding.

b. **Commercial vehicles** – we agreed we all need to have a clear definition so the disagreement about what is and isn't a commercial vehicle doesn't happen again. This definition will be for a future covenant change. For the present, we need to defer to state and city guidelines as to the definition of a commercial vehicle.

c. **HOA Liability insurance** – cost is $4182 under Farmers Insurance. Agent located in Lake Ozark, MO and still listed under former trustee name and address. M Vita agreed to research some insurance agents closer to our area who provide community association contracts.

J. Meeting Adjourned