Tiara at the Abbey Monthly Trustee Meeting – September 24, 2026

Teams Meeting: 6pm – 7:30pm

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

1. **Homeowner Appeal request:** Board offered homeowner some time before our monthly meeting to present their appeal of the board's decision to fine for violation**.** Homeowner and board came up with a solution and a due date the matter has to be rectified. October 31st

2. **Follow-up to appeal discussion:** After homeowner appeal board discussed next steps. A letter went out to homeowner with instructions.

3. **August 20 Trustee Meeting Follow-up**
    A. **Meeting Minutes Review** – Minutes and financials from August 20th were approved. M Vita to send to Allen S to upload on website.

    B. Covenants Change Proposals
        i. Logistics
            1. Give list of changes to attorney for review.
            2. Homeowner awareness
            3. When will the mailings go out?
            4. Due date postmark on their returned ballots must be no more than 30 days from the date on the ballots.
            5. Ernst Management (now CPM) responsible for the mailing and receipt of returned ballots as well as calculation of final results.
        ii. Check with Renee on boards request to put liens on all the properties that are over 90 days or more on assessment dues. How many are still outstanding?

4. **Ongoing Topics**
    A. **New attorney**. M Vita signed document and sent to board.
    B. **Budget Approvals** – September budget approved. Need to approve October budget.
    C. **Dead Tree removal** – M Ried and J Collier to provide bids and timeframe.
    D. New Business
        a. **Signs for ponds –** J Collier update. When will they be installed?

E. **Violations** –
    a. **Homeowner #**1 – Commercial vehicle in driveway for 3 – 4 months ongoing. Solution forthcoming
F. **Construction requests** –
G. **Misc. business** –
    a. **HOA Liability insurance** – M Vita updated. Cost is currently $4182 under Farmers Insurance. Agent located in Lake Ozark, MO and still listed under a past trustee. Agent offered a visit or call with his HOA expert in same office to go over the policy details. We still have questions. M Vita received a policy copy from another Pevely HOA trustee to look over and compare.
H. Meeting Adjourned