Tiara at the Abbey Monthly Trustee Meeting Minutes – July 9, 2026

Teams Meeting: 6pm – 7:50pm

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

1. **2026 Annual Meeting Follow-up**
    a. Meeting Minutes Review – Minutes from April, May and June 18th approved
        i. Covenants – Discuss results and next steps. We have the results of the vote that was taken at the annual Feb meeting. We decided to send out smaller batches to the homeowners for the vote (like 5 at a time) until all have been voted on. We will be discussing which ones to send first at next meeting.
    b. M Vita asked Allen S to remove the expired lawncare ad from website. Also deleted were the two bios and the special election letter. Jim and Pete's names added to trustee tab. M Vita also asked Allen to remove John I name from website and upload trustee appointment letter for recruiting purposes. Done
    c. Revisit the request for on-ground, inflatable, seasonal pool toy, 30 inches hi by 10 feet diameter. Approval letter sent by Mr. Collier with the recommendation that they check with City of Pevely on water depth restrictions.
2. **Incorporation/Deeds** –
    a. Renewal of Nonprofit Corporation Articles
        i. Due date is August 2026 and yearly thereafter. Registered agent name on the document is now R. Ernst, formerly P Beier. If, in the future, the board decides to change the HOA attorney, the attorney's name will be used on this document. Renee E will submit this every August going forward.
        ii. We discussed looking into a different attorney for the HOA. One of us will call Renee to get a better idea of what Ernst attorney does vs. what an HOA attorney does. Call current attorney office to get contract in case we choose to part ways. Update – M Ried to get contract from former trustee.
3. **Quarterly HOA Meeting with Mayor** –
    a. When is the next meeting scheduled? We received an email from Aston 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.
4. **Right to vote** - M Vita brought up the right to vote unless paid up on dues. After research this premise is not enforceable. This specific eligibility is not currently in our

covenants, so will not be including this in any future elections until we as homeowners vote to have this covenant rewritten to include this phrasing.

5. **Trustee Terms/Seats** –
    a. Trustee Ingram suggested adding term info next to trustee names on the website. Can we go ahead and have Allen add these dates? Yes, M Vita will contact Allen S to have them added.
    b. Can we correct the annual meeting minutes to reflect the accurate term endings of the 2 vacated seats? Yes, M Vita will correct the minutes and have Allen replace them on the webpage.
6. **Budget Approvals** – April & May budgets approved by unanimous vote.
7. **Housekeeping**
    a. Renee asked about signers on the account back on May 17th. She wants to know who the signers will be on the Midwest Bank Centre account for the HOA. M Vita & M Ried volunteered to be signers on the account with no objections from the two other trustees. So, former trustees name shall be removed and M Vita to send an email to Renee to let her know.
8. **Tasks-Assignments List**? Will visit on next meeting July 16, 2026.
9. **Violations** –
    a. Homeowner #1 – Renee sent out a 10-day warning letter for having a commercial vehicle in driveway for over a month. J Collier and HO had phone conversation about it.
    b. Homeowner #2 – 2 homeowners made complaints regarding their neighbor's yard and M Vita agreed to send follow-up emails to them to determine progress or if any further action is required.
10. **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 that the city had everything they need to make sure they are in compliance.
11. **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.
    c. **J** Collier has a number of items to discuss at next meeting July 16.
12. **Meeting Adjourned**