

Tiara at the Abbey Monthly Trustee Meeting Minutes – February 19, 2026

Teams Meeting – 6:00– 7:30 PM

Attendees: Doug Groom, Mike Ried, Paula Beier, Allen Shelledy

Absent: John Ingram

1. **Approval of January Meeting Minutes** – Reviewed draft January monthly meeting minutes and they were approved. Provided for posting, along with January expenses, to the HOA webpage.
2. **Housekeeping** – Trustee Groom transitioning off the team. Trustee Shelledy agreed to assume responsibility for managing calendar invites/Teams sessions prospectively.
3. **2026 Financials Results** – Trustee Beier updated the team on 2026 financials.
 - a. **2024 Assessments – Due dates 3/2024 and 10/2024**
 - i. As of January month end, five (5) homeowners owe for all or a portion of the 2024 Annual and/or Special (\$1,070.81).
 - b. **2025 Assessments – Due date 4/30/25**
 - i. 175 Homeowners paid the 2025 Annual assessment (\$34,121.16), leaving a balance outstanding of \$1,758.84 (9 homeowners).
 - ii. 175 Homeowners paid the 2025 Special assessment (\$16,607.97) leaving a balance outstanding of \$892.03 (9 homeowners).
 - iii. One HO to whom legal letters were mailed due to longest outstanding balances remains (total outstanding is \$1,280.84). \$743.20 of this amount dates to 2023 and earlier.
 - c. **Actions for Collections of all Past Due Accounts (2025 or earlier):**
 - i. Two (2) H.O. of 9 remaining delinquent HO accounts are making good faith payments. Lien fees outstanding of \$714 (7 H.O.).
 - d. **2026 Annual Assessments – Due date 3/1/26**
 - i. Mailed with a due date of 3/1/26. No special assessment for 2026.
4. **Ground/Lake Maintenance –**
 - a. Army Corps of Engineers Call – Will pursue once budget for 2026 is approved (Trustee Ingram). No updates on groundskeeping since we are in winter pause (Trustee Ried).

5. **Indentures/Violations** – Discussed pending/new issues and requested Renee to take the appropriate actions, if applicable.
 - a. Indentures – Storm repairs, roofs, other construction, etc.
 - i. **Status of any outstanding requests** – Nothing outstanding at time of meeting.
 - b. Violations
 - i. **Homeowner #1** – Trustee Groom requested Dougg respond with advice regarding the message received from non-homeowner resident. Trash cans were moved to back porch; a neighbor is still complaining. Letter discussed in September meeting was sent to Ernst to mail to H.O. (re: trash cans stored outside). Next step is legal action.
 - ii. **Homeowner #2** – Call from City of Pevely regarding yard and decorations. No response to letter Ernst mailed. City has acted on common ground property clean up on the edge of this property. Continue to monitor.
 - iii. **Other?** Received from Trustee that was checking on the trash cans at **Homeowner #3** (situation resolved).
6. **Incorporation/Deeds** – Legal team is working on draft updating the bylaws following the non-profit incorporation.
7. **Quarterly HOA Meetings with Mayor** – Have not seen any meeting invites yet for quarterly meetings.
8. **2026 Annual Meeting Planning** –
 - a. Annual Meeting – Discussed meeting plan. Trustee Ingram was to have facilitated this meeting, presenting the budget and the covenants. A few Trustees had not read the email notifying us he would not be there. Discussed the plan now that he would not be in attendance? Trustee Beier assumed the assignment.
 - b. Covenants – Trustee Ingram provided a draft document before the meeting. No changes were requested in the meeting. Trustee Ingram was to have run the annual meeting but would not be present after all. Unsure what his plan was to handle facilitation, Trustee Beier was not comfortable with hand counting and created a proposed ballot and traceable process. The Trustees reviewed the ballot and agreed with the process proposed. Trustee Groom

agreed to project the ballot categories during the meeting and to print 40 copies of the ballot. Trustees discussed cost/benefit/risk exposure analysis to be compiled for those changes the community desires to move forward to the next stage.

9. Other Agenda topics?

- a. Other topics? Remind HO in the annual meeting about the covenant that prohibits sledding and ice sports near or on dams/spillways for risk and property damage purposes. Reports were received of such activity.

10. Meeting adjourned