

## **Tiara at the Abbey Trustee Meeting Minutes – January 8th, 2025**

**Teams Meeting – 6:00 – 7:00 PM**

**Attendees: Doug Groom, Mike Ried, Paula Beier, John Ingram**

### **Meeting Purpose: Annual Meeting Planning & Covenant Change Discussions**

1. **TAA HOA Webpage** – While preparing for this meeting, Paula noticed there were linkage issues on the TAA HO webpage. Contacted Allen S. to get the issues rectified and learned that there was versioning issues with the tools used to maintain our site. Allen advised some tools had been retired by the vendor. Allen had been working behind the scenes pro-bono with the tool/service providers to get some upgrades completed and our data converted to the new version of the tools. During conversion, some links were ‘broken’. The board needs to be cognizant of both the key man risk we have with the site and the need for some documentation/ procedures, in the case Allen can no longer provide his services, and we would need to otherwise outsource.
2. **Board Candidates** – Paula reached out to Ernst on 12/31/25 and Ernst advised we had not received any candidates. On 1/1/26, Ernst advised one potential board candidate had submitted late on 12/31/2025. Several trustees discussed that various conversations had come up with community members and that many were unwilling to run for a seat due to the ‘headaches’ related to the role - primarily presented by difficult community members. Doug mentioned he had spoken with Allen Shelledy and Allen was willing to serve. He was a board member in the past. Doug moved to appoint Allen to fulfill Larry Womack’s term, as the Trustees need all resources on deck with the covenant changes and year end work to be completed. Mike seconded the move. John abstained from voting noting he was not familiar with and did not know Allen in any capacity. Paula voted yes, based on many interactions with Allen in maintaining the webpage and his selfless willingness to support the HO webpage pro bono – demonstrating a strong sense of community. As such, Allen was appointed to finish Larry’s term through February 2027. The Trustees discussed one point to be clarified with the candidate that submitted on 12/31/25 and came up with the action plan to get this issue clarified.
3. **2026 Annual Meeting Planning** –
  - a. John drafted the agenda and draft letter. John has the proposed budget complete. Will also need to include proxy to vote for board seat. Paula provided the final year end actual/budget comparison for 2025.

- b. John/Doug will ask City of Pevely to not attend this meeting – we have a lot to cover and want to use the time for HOA business since they just presented at the November meeting.
  - c. Reviewed documentation and will make final changes and complete it in our 1/15/26 Monthly Meeting so we can hand it off to Renee for timely mailing.
- 4. **Covenants** – There are more than 25 suggestions from HO. Doug called the insurance agent to discuss impact of some of the proposed changes on insurance premiums/our ability to retain coverage if such changes were made. Premium/Deductible/Coverage impacts? Need to prioritize the changes – the legal fees to have these items reviewed and any changes made will be significant. Do the HOs want a special assessment to get the covenants changed? More work to be done to bucket the items and get the information as organized as possible before incurring legal charges. Also, there will be new risks that need to be evaluated per the legal team based on some of the changes proposed. Need to make sure all implications are understood. These discussions need to pick up in the 1/15 meeting – a few Trustees had a hard stop at 7:00 PM tonight.
- 5. **Meeting adjourned**