

Tiara at the Abbey Monthly Trustee Meeting Minutes – January 15, 2026

Teams Meeting – 6:00– 7:30 PM

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

1. **Approval of Special January Meeting Minutes** – December minutes were posted to the website. Requested review of the January 8th minutes and any questions or changes. Mike approved before the meeting. All others approved in the meeting.
2. **2025 Financials Results** – Paula updated the team. Expenses were roughly \$300 over budget. Collections were short due to delinquent accounts.
 - a. **2024 Assessments – Due dates 3/2024 and 10/2024**
 - i. As of December month end, five (5) homeowners owed for the 2024 Annual and/or Special (\$1,140.27). There was one homeowner owing for numerous past years totaling about \$480 (plus all for 2024/2025).
 - b. **2025 Assessments – Due date 4/30/25**
 - i. 173 Homeowners paid the 2025 Annual assessment (\$33,735), leaving a balance outstanding of \$2,137.03 (11 homeowners).
 - ii. 171 Homeowners paid the 2025 Special assessment (\$17,100 leaving a balance outstanding of \$1,296.57 (13 homeowners).
 - iii. One HO to whom legal letters were mailed due to longest outstanding balances remains (total outstanding is \$1,178.84, reference above).
 - c. **Actions for Collections of all Past Due Accounts:**
 - i. Three (3) H.O. of 18 remaining delinquent HO accounts are making good faith payments. Worked with Ernst/Legal team and prepared the lien notices. A few more paid since the early December meeting. There are 11 HOs where liens were filed since all efforts failed to result in collection or communication.
 - d. **2025 Property Taxes** – Paula followed up with Renee three times to ensure the property tax bills were received and paid on time.
3. **Ground/Lake Maintenance** –
 - a. Army Corps of Engineers Call – Will pursue once budget for 2026 is approved.

4. **Indentures/Violations** – Discussed pending/new issues and requested Renee to take the appropriate actions.
 - a. Indentures – Storm repairs, roofs, other construction, etc.
 - i. Status of any outstanding requests – Nothing outstanding.
 - b. Violations
 - i. **Homeowner #1** – Doug requested Doug 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. Will continue to monitor.
 - iii. **Other?**
5. **Incorporation/Deeds** – Legal team is working on updating the bylaws following the non-profit incorporation. Expect documentation in early February for review.
6. **Quarterly HOA Meetings with Mayor** – Have not seen any meeting invites yet for quarterly meetings.
7. **2026 Annual Meeting Planning** –
 - a. Covenants –
 - i. Reviewed proposed covenants from HO to prepare documentation for annual meeting. More time was required to review these submissions, so the Trustees met on January 21st, 28th and February 4th to complete the documentation.
 - b. Annual Meeting - Finalized agenda and letter. John has the proposed budget completed. Also includes proxy ballot to vote for board seat.
8. **Other Agenda topics?**
 - a. Other topics?
9. **Meeting adjourned**