

Board of Trustees Huntsdale Subdivision Meeting

Meeting of the Huntsdale Subdivision Association, Wentzville, MO, on March 15, 2024.

Call to Order

President Nick Brimager called the meeting to order at 3:09 pm.

Roll Call

Present: Nick Brimager (President), Mort Ducker (Treasurer), Tracy Phillips (Secretary)

Absent: Stephen Baldwin (Pond Maintenance Consultant)

Old Business

- Indentures – The board will develop and review a list of proposed indenture changes at the next meeting.
 - Received 1 local HOA indenture for reference.
 - President Brimager to review city ordinances.
 - Board to develop a list of fees for indenture violations.
- Pond Fountain – Install date 3/18/2024. Balance due: \$9925.44.
- There is a small leak from the bottom of the pond electrical box. Reinhold is coming out to look at it.
- A suggestion to restart the social committee was made at the November annual meeting. No one has contacted the HOA to volunteer.
- Items pending update from Stephen Baldwin.
 - Pond Erosion & Lake Recovery Plan
 - Drainage issue on Huntsdale Drive cul-de-sac into the retention area.

New Business

- Treasurer Ducker provides an update on HOA funds. Balance of funds as of 2/29/2024, \$22,908.28.
- Boley Lawn Services contract renewed for 2024. No increase.
- 1 New deck request. The board is awaiting plans to review.
- Several complaints by residents for trailers in driveways. HOA to send violation notices.
- A suggestion to restart the social committee was made at the November annual meeting. No one has contacted the HOA to volunteer.
- Later in Spring, the Board will request tree service to review all common ground areas for issues.
- Assessment remained the same- \$150.00. Payments are due at the end of February.
 - 60 homes have paid.
 - Late notices will be sent at the end of March.
 - Leins will be placed on the unpaid properties in April.
- Proposed next meeting: April 19 or May 17.

Conclusion of Meeting

President Brimager made a motion to adjourn the meeting at 4:12 pm. It was seconded by Secretary Phillips.