

Board of Trustees

Huntsdale Subdivision Meeting

Meeting of the Huntsdale Subdivision Association, Wentzville, MO, on September 19, 2024.

Call to Order

President Nick Brimager called the meeting to order at 6:37 pm.

Roll Call

Present: Nick Brimager (President), Mort Ducker (Treasurer), Tracy Phillips (Secretary), Stephen Baldwin (Pond Maintenance Consultant)

Old Business

- Indentures – Tabled for next meeting.
- Small leak from the bottom of the pond electrical box. Reinhold fixed. No further issues.
- Drainage issue on Huntsdale Drive cul-de-sac into the retention area. – Waiting for a reply from the City of Wentzville.
- Pond Erosion & Lake Recovery Plan – Stephen Baldwin
 - Depth of large pond measured and found to be approx. 10 ft at center.
 - Dye is almost completely out of the pond, and algae will die off in the winter
 - The next step is to establish a good plant life to increase nutrients in the pond before adding additional wildlife.
 - Removed fallen willow tree at the small pond.

New Business

- Pond Fountain to be removed, cleaned, and stored for the winter to avoid issues of freezing.
- 1 deck and 1 fence request approved.
- Residents have made complaints about trailers in driveways. 11 violation notices have been sent.
- New Wentzville law regarding Chickens will be reviewed and addressed for indentures updates.
- The board will request tree service to review all common ground areas for issues. The board will only address issues that could damage a homeowner's property. Aesthetic Issues will not be addressed as funds are not available without raising annual fees.
 - Nick and Mort to review any current homeowner issues.
- Treasurer Ducker provides an update on HOA funds. Balance of funds as of 8/31/2024, \$19,398.95.
- Business license renewed for 2 years.
- Overdue assessments.
 - 4 homes – final notices will be sent, and liens will be issued.
 - Assessments paid late must include interest. If interest is not paid, it will roll over to next year's assessment.
- Annual meeting date confirmed with Wentzville Rex Plex for Saturday, November 9th from 11 am – 1 pm. Notices will be sent to residents. Mort to post subdivision signs.
- President Brimager is moving out of the subdivision. A replacement board member will be needed.

Conclusion of Meeting

President Brimager made a motion to adjourn the meeting at 7:34 pm. Seconded by Treasurer Ducker.