

Board of Trustees Huntsdale Subdivision 2025 Annual Meeting

Meeting of the Huntsdale Subdivision Association, Wentzville, MO, on November 13, 2025, at 6:30 pm.

Call to Order

President Stephen Baldwin called the meeting to order at 6:30 pm.

Roll Call

- Present: Stephen Baldwin (President), Tracy Phillips (Secretary), Mort Ducker (Treasurer), Heather Lankford (Trustee)
- Households in attendance: 25
- Special Guests: Mayor Nick Guccione

Opening Remarks

- President Baldwin started the meeting and addressed attendees. Thanks everyone for attending and discusses the rules of the meeting. No Quorum present to have an official vote on any changes. Introduced Mayor Nick Guccione.

Trustee Reports

Secretary: Tracy Phillips

- Facebook page established. For Huntsdale residents only. We keep membership secure. If you were denied and should not have been, reach out to Tracy Phillips.
- Secretary Tracy Phillips is a Notary Public. Free service for residents.

Architectural/Maintenance Report: Stephen Baldwin/Mort Ducker

- The monument's east side needs to be power-washed. Anyone willing to help would be appreciated. Resident suggestion – Fire Dept may help, or a Hydro Vac truck from the sewer department.
- For common ground cleanup, our priority is maintaining safety rather than aesthetics. If you notice any concerns within the common ground areas, please notify the Board so we can address them promptly. We aim to be proactive in managing potential hazards—such as unstable trees—to help prevent damage to homeowners' property.
- Homeowners may trim honeysuckle that encroaches onto their property, as it can grow back quickly despite ongoing maintenance efforts. To help reduce costs, we appreciate any assistance with minor upkeep in areas directly adjacent to your property.
- Large pond – Blue dye is gone. Water is clearer, and chemical analysis shows it is good for wildlife.
- Fountain - Removed for winter to limit damage from frost and freezing water. The electricity savings offset the cost to remove and replace in Spring while the fountain is not running.
- Sidewalk by pond replaced by the City of Wentzville. President Baldwin is working with the City to see if they will help with grading.

Treasurer Report: Mort Ducker

- Treasurer Ducker presents the 2026 budget and reviews 2025 expenditures.
 - Balance as of Sept 30, 2025 - \$14,316.54. Projected final year-end balance of \$7,029.
 - Proposed 2026 budget \$32,850.
 - Annual assessments currently \$25,650. In recent years, the Board has maintained the

community grounds using funds from accumulated assessments carried over from previous years. However, due to rising costs and the completion of common ground maintenance this year, these reserves have now been depleted. At this time, the remaining balance, together with the projected 2026 assessments, will not be sufficient to meet the proposed 2026 budget. To ensure continued community upkeep, the Board is proposing an increase in annual homeowner assessments to \$200 per residence.

Trustee Report: Heather Lankford

- Trustee Lankford is working to foster a more engaged and social community. A sign-up sheet is available for residents who would like to join the Social Committee and help plan community events.

Review of survey results and proposed indenture changes

A total of 71 out of 171 homes (41.5%) responded to the survey. The next step is for the approved changes to be drafted by attorneys and then distributed to homeowners for an official vote. These changes will not take effect until the official homeowner vote is completed and the required approval threshold is met.

**Proposed Change #1 – Article IV Section C and D
Change the Board election from annual to every 3 years.**

Support – 52.9%

Neutral – 24.3%

Do Not Support - 22.9%

Decision: The Board will move forward with the proposed change.

**Proposed Change #2 – Article IV Section F, Article XI Section B and C.
Change of quorum and homeowner approval vote percentage**

Support – 46.4%

Neutral – 14.5%

Do Not Support – 39.1%

Decision: The Board will move forward with the proposed change.

**Proposed Change #3 – Article VII Section F
Annual Assessment increase.**

Support – 65.2%

Neutral – 17.4%

Do Not Support – 17.4%

Decision: Due to the funds required for the 2026 proposed budget, this increase is necessary. If the required vote is not obtained in the final homeowner vote, a special assessment may be issued.

Proposed Change #4 – Article VIII Section G

Change animal regulations for poultry and household pets to comply with the City of Wentzville code.

Support – 60%

Neutral – 10%

Do Not Support - 30%

Decision: The Board will move forward with the proposed change.

Proposed Change #5 – Article VIII Section H

Removal of restrictions on pick-up trucks, small commercial vehicles, and motorcycle parking.

Support – 51.4%

Neutral – 11.4%

Do Not Support – 37.1%

Decision: The Board will move forward with the proposed change, subject to limitations on the size of commercial vehicles.

**Proposed Change #6 – Article VIII Section AA
Restriction changes on sheds.**

Support – 51.4%

Neutral – 11.4%

Do Not Support – 37.1%

Decision: After considering feedback from the survey and meeting, and reviewing potential enforcement issues, the Board has decided not to proceed with the proposed change.

**Proposed Change #7 – Article VIII Section AA
Removal of restrictions for above-ground pools**

Support any size – 44.3%

Support up to 10' diameter – 1.4%

Support up to 15' diameter – 4.2%

Neutral – 5.6%

Do Not Support – 44.3%

Decision: The board has decided to move forward with the proposed change, subject to size limitations and seasonal removal.

The Board is developing a schedule of fines for covenant violations to be incorporated into the next set of indenture updates. A homeowner's vote is not required to establish these fines.

Special Guests

- City of Wentzville Police Department
 - Reviewed crime stats for subdivision. 7 reports this year. No serious issues. Mostly domestic issues.
 - Recommend all residents sign up for the Wind text program on the City's website for city emergency notifications.
- Special guest Mayor Nick Guccione addresses the residents about current City developments and transportation projects, and answers resident questions.

Conclusion of Meeting

President Baldwin made a motion to adjourn the meeting at 8:15 pm. Seconded by Treasurer Ducker. All in favor.

Description	Current Period		Year-to-date
	Actual	Actual	Actual
OPERATING INCOME			
Operating Income			
4000-00 Assessment Fees	\$150.00		\$26,038.75
4025-00 Interest on Delinquent Assessments	13.50		192.50
Total Operating Income	<u>\$163.50</u>		<u>\$26,231.25</u>
Total OPERATING INCOME	\$163.50		\$26,231.25
OPERATING EXPENSE			
General & Administrative			
5010-00 CPA/Audit/Tax Preparation	-		135.00
5030-00 C & V Collection Fee	22.50		3,905.81
5060-00 Newsletter/Mailing Expenses	-		358.70
5090-00 Annual Registration Fee	-		275.00
5120-00 Recording & Releasing Fees	-		30.00
5124-00 Lien Placed	(125.00)		-
5175-00 Notary Services	-		131.50
5190-00 Website Maintenance	-		204.00
Total General & Administrative	<u>(\$102.50)</u>		<u>\$5,040.01</u>
Taxes & Insurance			
5700-00 General Liability Insurance	-		3,139.00
Total Taxes & Insurance	<u>\$-</u>		<u>\$3,139.00</u>
Grounds & Landscaping			
6045-00 Tree Removal/Replacement	-		8,775.00
6215-00 Fence & Gate	-		1,250.00
Repair/Maintenance			
6300-00 Common Ground Expenses	1,488.00		7,846.00
Total Grounds & Landscaping	<u>\$1,488.00</u>		<u>\$17,871.00</u>
Utilities			
6310-00 Electric Expense - Pond Pump	228.32		1,213.53
6335-00 Electric Expense - Entrance	19.06		168.73
Lights			
Total Utilities	<u>\$247.38</u>		<u>\$1,382.26</u>
Lake			
6850-00 Fountain Expenses	-		525.00
Total Lake	<u>\$-</u>		<u>\$525.00</u>
Total OPERATING EXPENSE	\$1,632.88		\$27,957.27
Net Income:	<u>(\$1,469.38)</u>		<u>(\$1,726.02)</u>

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PROJECTED EXPENSES THROUGH DECEMER 2025

Common Ground Maintenance		\$1,138
Ameren		
Monument	\$60	
Fountain	\$100	\$160
Legal		\$546
Tree removal		\$5,200
Misc Signs		\$43
Misc Decor		\$200
TOTAL		\$7,287

THE BOTTOM LINE

Projected Balance Jan 2026	\$7,029
2026 Assessments (due March 1)	\$25,650
Insurance Reimbursement	\$335
TOTAL	\$33,014

2026 PROPOSED BUDGET **\$32,850**

Surplus Funds **\$164**

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HUNTSDALE HOA PROPOSED BUDGET 2026

Legal Expense	\$1,600
CPA	\$150
General Liability Ins	\$3,300
Common Ground Maint	\$10,550
Tree Removal	\$6,000
Beautification	\$300
Electrical Repair/Maint	\$500
Website Expense	\$500
Fountain Remove/Replace	\$750
Ameren Electrical	
Monument	\$240
Fountain	\$1,510
City & Village	
Newsletter/Mailings	\$500
Annual Officer Registration	\$20
Lein Recording/Releasing	\$60
Assessment/Collection Fee	\$3,870
Misc Contingencies	\$3,000
TOTAL	\$32,850