

# **Board of Trustees Huntsdale Subdivision 2024 Annual Meeting**

Meeting of the Huntsdale Subdivision Association, Wentzville, MO, on November 9, 2024 at 11:00 am.

## **Call to Order**

President Nick Brimager called the meeting to order at 11:00 am.

## **Roll Call**

- Present: Nick Brimager (President), Tracy Phillips (Secretary), Mort Ducker (Treasurer)
- Homeowners in attendance: 10
- Special Guests: Mayor Nick Guccione

## **Opening Remarks**

- President Brimager started the meeting. Thank you to everyone for attending

## **Committee Reports**

Beautification Committee – No members in attendance

- The monument's east side needs to be power washed, and a couple of bushes need to be replaced.

IT Committee – No members in attendance

- Current Facebook page is unofficial and not monitored by HOA. Members from neighboring subdivisions are allowed.
  - Suggestion – Revise the current group or create a new official Huntsdale Facebook group for residents only. HOA to administer and monitor and use to reach out to residents.

## **Trustee Reports**

Architectural Report: Nick Brimager & Mort Ducker

- Approved projects:
  - Deck: 1 new, 1 replacement
- General information for project submissions:
  - Submit plans that the City of Wentzville approved permit.
  - The Board generally approves all deck, patios, fences, and driveway projects if they follow the City of Wentzville requirements, are within property lines and easements, and are approved by the City.

Maintenance Report: Mort Ducker

- Review all common grounds for the cleanup planned. As tree removal and landscaping costs have increased, areas that pose a threat to property will be addressed first.
  - The board asks residents, if able, to help reduce costs, to assist with the upkeep of minor common ground issues if they are located near a common ground area.
- Small pond – No issues. A willow tree fell and was removed. Mr. Baldwin may add some additional flowers.
- Large pond – Blue dye is gone. Water is clearer, and chemical analysis shows it is good for wildlife. Mr. Baldwin will add flowers, lily pads, and cattails to bring snails to help feed fish. Pond

depth measures up to 10' in depth in some areas.

- Fountain - Removed for winter to limit damage from frost and freezing water. When removed, a broken impeller was found, causing extra electrical use. The supplier will replace it under warranty when installed in the spring.
  - To save on the life of the fountain and electrical usage, the fountain will be placed on a timer and turned off overnight.
- Still waiting for the City of Wentzville engineers to review the erosion for possible assistance with the cost to repair.

#### Treasurer Report: Mort Ducker

- Treasurer Ducker presents the 2025 budget and reviews 2024 expenditures.
  - Balance as of Sept 30, 2024 - \$17,639.16. Projected final year-end balance of \$16,036.
    - Proposed 2025 budget \$29,882.
  - The Board has elected to keep annual homeowner assessments at \$150/residence.
  - 3 homeowners have 2024 assessments due. Final warnings sent. Liens will be issued on properties. All liens costs are paid by the homeowner and included in the lien amount.

#### General Report – Nick Brimager

- President Nick Brimager has resigned due to moving out of the subdivision.
  - Resident Stephen Baldwin and Heather Lankford have offered to join the board.
    - New members will be formally added at the next meeting, and member duties will be assigned.

#### Additional

- Special guest Mayor Nick Guccione addresses the residents about current City development and transportation projects.
- Resident Stephen Baldwin addresses residents and offers to start having conversation meetings if any residents would be interested.

#### Resident Questions

##### Q1.

Question regarding steps for project submissions for a retaining wall due to land erosion. It's near the pond and may require the removal of a couple of common ground trees.

- After discussing with the contractor, submit plans, and the board will review them.

##### Q2.

Does the Board plan to change indentures to reflect new regulations from HB2062?

- It's been on the Board agenda to review and make changes to indentures to bring current with any new regulations and address other changes that residents have suggested. Due to time constraints and projected costs associated with making these changes, it was postponed in 2024. We hope to start the process in 2025 if funds are available after the common ground maintenance project is complete.

#### Conclusion of Meeting

President Brimager made a motion to adjourn the meeting at 12:00 pm. Seconded by Treasurer Ducker. All in favor.



# Cash Flow Report

Huntsdale Homeowners Association

Ending: 09/30/2024

Description	January	February	March	April	May	June	July	August	September
<b>Cash</b>									
<b>Cash - Operating</b>									
1000-00	\$0.00	\$0.00	\$0.00	\$0.00	\$25,706.49	\$25,019.29	\$23,380.41	\$20,617.19	\$19,398.95
Enterprise-Operating-6568									
<b>Cash - Operating Totals:</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$25,706.49</b>	<b>\$25,019.29</b>	<b>\$23,380.41</b>	<b>\$20,617.19</b>	<b>\$19,398.95</b>
<b>Cash Totals:</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$25,706.49</b>	<b>\$25,019.29</b>	<b>\$23,380.41</b>	<b>\$20,617.19</b>	<b>\$19,398.95</b>
<b>Sources of Cash</b>									
<b>Current Liabilities</b>									
2010-00 Prepaid Assessments	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$116.75
<b>Current Liabilities Totals:</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$116.75</b>
<b>Operating Income</b>									
4000-00 Assessment Fees	\$0.00	\$0.00	\$0.00	\$0.00	\$456.75	\$150.00	\$456.75	\$456.75	\$0.00
4025-00 Interest on Delinquent Assessments	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$6.75	\$9.00	\$2.25
<b>Operating Income Totals:</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$456.75</b>	<b>\$150.00</b>	<b>\$463.50</b>	<b>\$465.75</b>	<b>\$2.25</b>
<b>Sources of Cash Totals:</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$456.75</b>	<b>\$150.00</b>	<b>\$463.50</b>	<b>\$465.75</b>	<b>\$119.00</b>
<b>Uses of Cash</b>									
<b>General &amp; Administrative</b>									
5030-00 C & V Collection Fee	\$0.00	\$0.00	\$0.00	\$0.00	(\$67.50)	(\$22.50)	(\$67.50)	\$0.00	(\$67.50)
5060-00 Newsletter/Mailing Expenses	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$141.93)
5090-00 Annual Registration Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$40.65)	\$0.00
5190-00 Website Maintenance	\$0.00	\$0.00	\$0.00	\$0.00	(\$204.00)	\$0.00	\$0.00	\$0.00	\$0.00
<b>General &amp; Administrative Totals:</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>(\$271.50)</b>	<b>(\$22.50)</b>	<b>(\$67.50)</b>	<b>(\$40.65)</b>	<b>(\$209.43)</b>
<b>Taxes &amp; Insurance</b>									
5700-00 General Liability Insurance	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$1,376.78)	\$0.00	\$0.00
<b>Taxes &amp; Insurance Totals:</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>(\$1,376.78)</b>	<b>\$0.00</b>	<b>\$0.00</b>
<b>Grounds &amp; Landscaping</b>									
6050-00 Fertilization/Weed Control	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$262.00)	\$0.00	\$0.00	\$0.00



## Cash Flow Report

Huntsdale Homeowners Association

Ending: 09/30/2024

Description	January	February	March	April	May	June	July	August	September
6300-00 Common Ground Expenses	\$0.00	\$0.00	\$0.00	\$0.00	(\$687.00)	(\$1,190.00)	(\$1,475.00)	(\$1,550.00)	(\$1,387.00)
<b>Grounds &amp; Landscaping Total</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>(\$687.00)</b>	<b>(\$1,452.00)</b>	<b>(\$1,475.00)</b>	<b>(\$1,550.00)</b>	<b>(\$1,387.00)</b>
<b>Utilities</b>									
6310-00 Electric Expense - Pond Pump	\$0.00	\$0.00	\$0.00	\$0.00	(\$169.05)	(\$163.12)	(\$290.72)	(\$216.58)	(\$265.31)
6335-00 Electric Expense - Entrance Lights	\$0.00	\$0.00	\$0.00	\$0.00	(\$16.40)	(\$16.26)	(\$16.72)	(\$16.76)	(\$17.05)
<b>Utilities Totals:</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>(\$185.45)</b>	<b>(\$179.38)</b>	<b>(\$307.44)</b>	<b>(\$233.34)</b>	<b>(\$282.36)</b>
<b>Lake</b>									
6850-00 Fountain Expenses	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$135.00)	\$0.00	\$0.00	\$0.00
<b>Lake Totals:</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>(\$135.00)</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
<b>Uses of Cash Totals:</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>(\$1,143.95)</b>	<b>(\$1,788.88)</b>	<b>(\$3,226.72)</b>	<b>(\$1,823.99)</b>	<b>(\$1,878.79)</b>
<b>Cash Balance</b>									
<b>Cash - Operating</b>									
1000-00 Enterprise-Operating-6568	\$0.00	\$0.00	\$0.00	\$25,706.49	\$25,019.29	\$23,380.41	\$20,617.19	\$19,398.95	\$17,639.16
<b>Cash - Operating Totals:</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$25,706.49</b>	<b>\$25,019.29</b>	<b>\$23,380.41</b>	<b>\$20,617.19</b>	<b>\$19,398.95</b>	<b>\$17,639.16</b>
<b>Cash Balance Totals:</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$25,706.49</b>	<b>\$25,019.29</b>	<b>\$23,380.41</b>	<b>\$20,617.19</b>	<b>\$19,398.95</b>	<b>\$17,639.16</b>

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## HUNTSDALE HOA PROPOSED BUDGET 2025

Legal Expense	\$3,000
CPA	\$125
General Liability Ins	\$1,500
Common Ground Maint	\$9,872
Tree Removal	\$5,000
Monument Expense	\$200
Electrical Repair/Maint	\$500
Website Expense	\$250
Fountain Remove/Replace	\$535
Ameren Electrical	
Monument	\$210
Fountain	\$1,435
City & Village	
Postage	\$125
Newsletter/Mailings	\$150
Annual Officer Registration	\$20
Lein Recording/Releasing	\$60
Office Supplies	\$30
Assessment/Collection Fee	\$3,870
Misc Contingencies	\$3,000
<b>TOTAL</b>	<b>\$29,882</b>