

Board of Trustees Huntsdale Subdivision Meeting

Meeting of the Huntsdale Subdivision Association, Wentzville, MO, on April 23, 2025.

Call to Order

President Baldwin called the meeting to order at 2:58 pm.

Roll Call

Present: Stephen Baldwin (President), Mort Ducker (Treasurer), Tracy Phillips (Secretary), Heather Lankford (Trustee)

Old Business

- Pond erosion & Lake Recovery Plan
 - No response from City of Wentzville for a resolution on sidewalk erosion. President Baldwin is to contact them again.
 - President Baldwin to relocate some cattails from the small pond to the large pond to begin establishing a good plant life.
- Fountain—Reinstalled for the season. Lights adjusted to only be on from 4:30 a.m. to 11 p.m. to conserve energy.
- Monument needs to be cleaned – Treasurer Ducker is obtaining quotes.

New Business

- Indenture Changes – Secretary Phillips spoke to an attorney about the next steps. Board to develop a survey to send to all homeowners for input. A general homeowners meeting to discuss survey results will be scheduled.
- The board has approved setting up a Huntsdale HOA Facebook page. The page will be for Huntsdale residents only and will be used as a supplemental form of communication.
- The board is experiencing issues with City & Village reliability and errors. Secretary Phillips to research possible replacement companies.
- President Baldwin suggests starting quarterly community events. Anyone interested in helping organize, please email huntsdalehoa@gmail.com.
- Treasurer Ducker provides an update on HOA funds. Balance of funds as of 3/31/2025, \$23,424.28.
 - Fifteen 2025 assessments are unpaid. Final warnings are being mailed.
 - Interest accrued on late assessments must be paid. If not paid, the interest rolls over to the following year and continues to accrue.
 - Failure to pay assessments will result in lien proceedings. The homeowner is responsible for all legal costs and fees associated with lien administration.

Conclusion of Meeting

President Baldwin made a motion to adjourn the meeting at 4:46 pm. Seconded by Secretary Phillips.