

Board of Trustees Huntsdale Subdivision Meeting

Meeting of the Huntsdale Subdivision Association, Wentzville, MO, on February 21, 2024.

Call to Order

President Baldwin called the meeting to order at 3:02 pm.

Roll Call

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

Absent: Heather Lankford (Trustee)

Old Business

- Drainage issue on Huntsdale Drive cul-de-sac into the retention area. – President Baldwin reaching out to the City of Wentzville for resolution.
- Pond erosion & Lake Recovery Plan – The next step is establishing a good plant life. President Baldwin contacting the City of Wentzville for a resolution on sidewalk erosion.
- Fountain – Since the increased electrical costs were caused by the fountain propeller failure, which was under warranty, Treasurer Ducker will inquire if the manufacturer will pay for a portion of the cost or reduce the cost of reinstalling the fountain in the spring.
- HOA approved cleanup of various common grounds and tree removals that were concerns to homeowners' property. Cost \$8,775.00. HOA will continue to conduct assessments of common ground areas and address areas as needed.
- A homeowner has reported damage to the fence from a common ground fallen tree. The estimated cost to repair is \$1250.
- Monument needs to be cleaned – Treasurer Ducker is obtaining quotes.
- Indenture Changes – Secretary Phillips to contact resources for information regarding indenture change procedures.

New Business

- 2025 Common Ground maintenance contract renewed with Boley. Total contract \$10,052.00, a \$180.00 increase over 2024.
- Treasurer Ducker provides an update on HOA funds. Balance of funds as of 1/31/2025, \$10,333.19.
- One 2024 assessment is still unpaid. Lien has been filed.
- 2025 Annual assessment invoices mailed. Payments are due by March 1, 2025.
 - Failure to pay 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 4:00 pm. Seconded by Secretary Phillips.