

Board of Trustees Huntsdale Subdivision Meeting

Meeting of the Huntsdale Subdivision Association, Wentzville, MO, on August 22, 2025.

Call to Order

President Baldwin called the meeting to order at 3:05 pm.

Roll Call

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

Old Business

- Pond erosion & Lake Recovery Plan (Tabled for next meeting)
- Sidewalk repair completed by city. City left a slope along sidewalk that needs to be filled and graded. President Baldwin contacting the City to determine if they are returning to complete project or if the grading is the responsibility of the HOA.
- Monument needs to be cleaned – Treasurer Ducker is obtaining quotes. Any residents with power washers that could help, would be appreciated. There is electricity at the monument, but no water access.
- American Family notified the HOA that they are not renewing community Liability insurance. HOA has obtained quotes for new insurance. State Farm provided the lowest quote and was selected as new insurance carrier. Annual cost of \$3139. This is a \$1763 increase over previous year.
- Trustee Lankford researched areas in the subdivision to have community get together, but there are no suitable common ground areas. She reached out to land owners at the entrance of the subdivision but they declined to allow us to use the area due to liability concerns. Trustee Lankford is going to contact HOA insurance provider to determine if our policy would cover the usage of the property.
- The board is experiencing issues with City & Village reliability and errors. Secretary Phillips to research possible replacement companies. (Tabled for next meeting)

New Business

- Common ground area between Vista Springs Ct and Huntsdale Court has several large, dead trees that pose a danger to resident property and will need to be removed. Secretary Phillips to contact tree removal service for a quote.
- Board has agreed to renew Secretary Phillips Notary commission. Cost \$131.50. This service is available for free to Huntsdale residents. Appointments must be scheduled with Secretary Phillips. Please email requests to huntsdalehoa@gmail.com.
- Lake condition. The large lake currently has an algae bloom. This is being caused by the high heat and low rain. Rain will resolve the issue. Chemical measurements were taken by President Baldwin and he has determined the lake water quality has improved. If you are interested to know more about the lake revitalization project, please contact President Baldwin at huntsdalehoa@gmail.com and he can setup a meeting for him to discuss with you.
- Indenture Changes – Resident survey complete. 70 residents responded. Survey results and proposed changes will be discussed at the annual resident meeting.
 - Trustee Lankford to start creating list of violations fees that will be implemented.
- Annual resident meeting tentatively rescheduled for Thursday, November 13, 2025. Pending reservation of room with at the Wentzville Recreational Center.

- Treasurer Ducker provides an update on HOA funds. Current balance \$17,412.82.
 - 1 resident 2025 dues still unpaid. Lein has been placed on property.
 - 14 resident did not pay interest and late fees. These fees will rollover to 2026 balance.

Conclusion of Meeting

President Baldwin made a motion to adjourn the meeting at 5:02 pm. Seconded by Treasurer Ducker.