

Board of Trustees

Huntsdale Subdivision Meeting

Meeting of the Huntsdale Subdivision Association, Wentzville, MO, on December 13, 2024.

Call to Order

Secretary Tracy Phillips called the meeting to order at 3:05 pm.

Roll Call

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

Following the departure of President Nick Brimager, the board has implemented the following updates to member roles:

- **Stephen Baldwin** – President
- **Mort Ducker** – Treasurer
- **Tracy Phillips** – Secretary
- **Heather Lankford** – Trustee

Old Business

- Drainage issue on Huntsdale Drive cul-de-sac into the retention area. – President Baldwin to reach out to the City of Wentzville and the Alderman for resolution.
- Pond erosion & Lake Recovery Plan – The next step is establishing a good plant life. President Baldwin will contact the City of Wentzville and Alderman 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.

New Business

- Corporate Transparency Act documents filed.
- CAI membership – The board has approved the renewal of the membership. Cost \$320.00.
- Common Ground Assessments – A review of all common ground areas will take place over the next year. Areas with the largest concern of damage to homeowners' property will be addressed first.
- A homeowner has reported damage to the fence from a common ground fallen tree. Quotes being obtained to fix.
- Monument needs to be cleaned – Treasurer Ducker is obtaining quotes.
- 2025 Grounds Maintenance contract – Waiting for the supplier to confirm the 2025 contract price. We do not expect a significant increase.
- Treasurer Ducker provides an update on HOA funds. Balance of funds as of 11/30/2024, \$15,742.74. Expected bills for the remainder of the year are grounds maintenance & electricity.
- 2025 Annual assessment invoices will be mailed at the beginning of January 2025.
 - Liens to be issued immediately on 2 homeowners' past due assessments. The homeowner is responsible for all legal costs and fees associated with lien administration.
- Indenture Changes – Trustee Lankford to obtain State and City ordinances. Review of indentures to take place at the next meeting and plan for changes to be developed.

Conclusion of Meeting

President Baldwin made a motion to adjourn the meeting at 5:15 pm. Seconded by Secretary Phillips.