

ANNUAL HOMEOWNER MEETING NOTES 2-8-2017

Posted on [May 22, 2017](#) by [droverscrossing](#)

Drovers Crossing Homeowners Associate

Annual Meeting Wednesday, February 8, 2017

St. Peters City Hall 7:00PM

Present: Drovers Board of Trustees – Kevin Campbell, Kate James, Dune Trull

CMA rep: Jessica Goodman Community Manager

CALL TO ORDER – Kevin Campbell

Kevin called the meeting to order at 7:05pm. Kevin welcomed everyone and asked if they had received an agenda. Kevin continued by introducing himself and the additional board members as well as introducing CMA representative Jessica Goodman.

Kevin asked for a show of hands of those in attendance that were new to the subdivision. Christopher Johnson #20 Lippizan , Ryan Hupp 28 Carriage Way West, Steven Thurmond 47 Connemara, and Dewey Ballard 11 Lippizan were the new owners in attendance.

Kevin then invited Jessica (CMA) to give an overview of CMA and their role within our subdivision. Jessica explained they are responsible for administrative, financials, collections, payment of bills. Along with guidance and advice to the Board Of Trustees “B.O.T.” They are the first point of contact to the residents who may have concerns and or complaints. CMA is also instrumental in the process of closings. Kevin added that CMA also handles all Drovers Crossings legal issues and the filing of the taxes.

APPROVAL OF THE MINUTES-Kate James

Kate asked for a motion to waive the reading of the minutes from the meeting held last year March 30th, 2016. A motion was given by Karen Haub, 2 Ardennais. A second motion was given by Melanie Stahlheber 3 Ardennais.

FINANCIAL REVIEW-Kevin Campbell

Kevin reviewed the proposed 2017 budget, which had been previously mailed to all homeowners, and a copy handed out upon arrival to the meeting.

Kevin explained that the B.O.T. had cut some cost and kept the budget tight. He also stated that we have a subdivision, with extremely limited expenditures associated with it. Basically, lawn care, landscape and lighting are the primary three items, along with the monthly management fee to CMA.

Kevin then opened the floor for a motion to approve the 2017 Proposed budget. A motion to accept was given by Paul Tauer #3 Connemara Ct. with a second from Barb Bowers 11 Carriage Way East.

ELECTION-Jessica Goodman

Jessica announced that only two people Karen Haub, 2 Ardennais and Barb Bowers 11 Carriage Way East had submitted a nomination and resume form. Jessica then explained that there was only 1 term position to be voted on. However due to personal circumstances Kate James would also be stepping down from her position 1 year prior to her term completion. Kate then spoke to the homeowners and briefly explained that she has too much on her plate right now with her fulltime job and other responsibilities. She felt that she could no longer give the attention to the board position that it

required. Kate then spoke about the fact that it is everyone's responsibility to stay alert and take part in the upkeep of the subdivision. To the new folks, she stated that they too need to consider being a part of the B.O.T. at some time.

She then requested any additional nominees in attendance that might wish to run. There were none.

Both were given an opportunity to speak on their behalf. Barb Bowers introduced herself to the homeowners in attendance.

Karen Haub introduced herself and spoke about trying to get the homeowners back together. She spoke about the past events that use to take place and how she would like to see some of those come back.

Officially voted in by acclamation, were Barb and Karen. Karen will take Kevin Campbells place with a 3 year term. Barb Bowers will take the remainder of Kate James' term which has 1 year left.

ALDERMAN-Dave Thomas

Dave Thomas thanked everyone for their participation in attending the homeowners meeting. Dave then explained that the BOT is an example of how democracy works at its best. City officials couldn't do their job without the help of the BOT dedication. Thanked the B.O.T. for that.

Dave explained that Rocky Reitmeyer wasn't present due to having to attend a funeral.

- Dave encouraged Drivers Crossing to participate in the Annual National Night Out. Usually takes place in October.
- A bond issue was approved and voted recently. The City of St. Peters is going to rebuild and remodel the St. Peters Golf Course. They are removing the pool. It will not be replaced. It was way too costly to do so. However, a new banquet center will be built. It will be available for rental to all St. Peters residents.
- Development of a beautiful aquatic center located across the street from the RecPlex. To include a full lazy river, water slides, competitive pool with dive blocks.
- St Peters is basically completely built out. This means that there are no more costs to the city for development of new subdivisions.
- New mall across highway 70 will be bringing in well-known shops. E.g. Burlington Coat Factory. Karen Haub 3 Ardennais, asked if Marshalls'/Home Goods current space will be left vacant as they are moving to the new mall. Dave explained the space does not currently have a replacement tenant.
- Fort Zumwalt school district bought the old Sanford Brown building. It is being remodeled to become an early childhood care center.
- Drury Inn on Mid Rivers has recently completed a HUGE remodeling project.
- Siteman Center currently undergoing some renovations
- Construction at park 370 still going on. A 1.35 million square foot warehouse is just getting completed. Still not public as to who is moving in.
- Home To Suites by Hilton will be built near the Kia Auto Dealers property.

In conclusion, Dave stated that St Peters is a family friendly community. A community focused on creating an integrated community. Dave said he has lived in St Peters since 2000. He loves this community and all it offers. St Peters amenities are next to none.

Dave Thomas invited everyone to please visit his Facebook page which will keep you up to date on what's going on in St Peters. Go to www.facebook.com/aldermandavethomas

OPEN FORUM:

Kevin Campbell discussed the speed unit that had been placed in the subdivision. He said everyone needs to SLOW DOWN. We have a lot of new young families that have moved in over that last couple of years. There are young children out and about. Everyone needs to stay alert and drive slower.

Dune Trull thanked Kate James and Kevin Campbell for serving on the B.O.T. for the past 4 years. He then spoke of the website www.nextdoor.com and suggested that everyone check it out and join it. A lot of good information is shared on the website. Homeowners are encouraged to communicate with each other about items for sale, services, issues, etc.... Dune then gave an example that he had put out a survey on interest for storage sheds in our subdivision. **Unanimously voted NO** Dune suggested having subdivision events as was suggested by Karen Haub earlier in the meeting. Christmas, Halloween, 4th of July events which would get the neighborhood out and mingling with each other.

Kevin then discussed the front wall. There was an accident and multiple insurance companies involved. NO specific information was discussed. The repair of the wall and the gate will conclude in the Spring 2017.

Laura Castandeda, 19 Lippizan is concerned about the homeowners who are parking IN their yards. She stated that she has seen it numerous times. This was then discussed by all. Ron Wilson, 20 Ardennais suggested allowing parking on the street on only one side. There is a lot of concern that first responders currently have difficulty getting through the streets with so many cars being parked on the streets currently. It was then suggested by several homeowners, If you have room on the driveway to park then do so.

Laura Castandeda, 19 Lippizan wanted to know if the board had considered having LED lights put in to the front entrance. Kevin Campbell responded that in fact the board had looked in to that option and it was too expensive. Monies have recently been spent to put in place the photo cell timers.

Paul Tauer, 3 Connemara Ct wants to do another subdivision garage sale. Suggested June/July timeline. B.O.T. will coordinate and announce.

Dune Trull reminded again about the www.nextdoor.com web site.

A question was raised about the condition of some of the homes with renters in them and the fact that you can clearly tell which ones they are. Unfortunately, renters are out of the B.O.T. hands directly. The board has had numerous run in's with some renters. The key is getting to the OWNERS. Not always easy to do. B.O.T. tries to stay on top of the renters to let them know we will not allow them to bring the subdivision down.

Kate James reminded everyone to PLEASE use the Architectural Change request form located on the web site, www.drovers-crossing.com

Kevin Campbell- Important issues to remind everyone

- TRASH CANS – Need to be put away. Out of sight
- Vehicles – NO COMMERCIAL, NO TRAILERS, NO BOATS parked for any length of time. See indentures.
- Use common sense. If you see something call CMA. Look around and participate in keeping the ascetics of the subdivision top notch.

ADJOURN-Kevin Campbell

Kevin Campbell asked for a motion to adjourn.

Castandeda, 19 Lippizan, motioned, Lee Emmenderfer, 5 Carriage Way West second the motion. Laura

Meeting adjourned.