

# DROVERS CROSSING HOA

To: Drovers Crossing Homeowners

Subject: Homeowners Association Meeting

Meeting Date: February 5, 2018, 7:00 PM

Meeting Location: St. Peters City Centre

## Attendees:

- HOA Board members, President, Dune Trull, Secretary, Barb Bowers, Trustee, Karen Haub
  - Community Manager, Jessica Goodman, of Community Managers Associates
  - 71 Homeowners; 21 in person and 50 by proxy
1. Ward 1 Alderman Rocky Reitmeyer and Dave Thomas were introduced and provided information regarding the City of St. Peters as well as to answer questions from the homeowners in attendance
    - a. Notable current activities occurring within St. Peters
      - i. Multiple new construction is occurring throughout the city
      - ii. Dave noted various new restaurants taking over existing facilities and new restaurants coming
    - b. Concerns were brought up about crimes in and around St. Peters. Dave and Rocky advised residents to email or call them with concerns regarding more Police patrol in any areas experiencing issues. This provides them a paper trail for investigation of areas needing more patrol.
    - c. Several residents expressed concern for "speeding" through DC
      - i. Alderman will look into installing a speed monitor
    - d. Street repairs were also a concern and the Alderman suggested we contact Jeff Bateman regarding concerns 477-6600
    - e. Homeowner Ethan Bowers inquired as to the safety of the yellow flashing left turn arrows at the intersection of Mexico and Suemandy and throughout the city.
      - i. The alderman mentioned looking at the accident statistics of that intersection and would look into safety issues associated with the flashing yellow turn signals. They also mentioned Governor Greitens will be signing a bill to outlaw texting while driving throughout the state.
    - f. The alderman finished their report and thanked the residents for their continued support.
    - g. For a complete list of events in St. Peters, please visit the My Hometown website <https://www.stpetersmo.net/>
  2. Previous HOA meeting minutes
    - a. A motion to approve the minutes from Feb 2017 annual meeting was approved and a motion to waive reading of minutes from the last meeting was approved.
  3. Financials

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- a. Trustee Karen Haub presented and explained the financials for this year and costs for each DC expenditure throughout the year, including the installation of a new lighting system at a cost of \$2,670.00. This amount was paid from the Reserve Expense.
  - b. Insurance was changed to O'Connor Insurance due to prohibitive rate hike from Farmers Insurance.
    - i. New policy includes Property and Liability, Director's and Officer's Fidelity and Worker's Compensation.
    - ii. Total annual premium is \$3,133.00
4. Trustee position of Secretary expired
- a. Incumbent Barb Bowers chose to re-run along with Mike Ring as candidates for the open position
  - b. Mike Ring was elected Secretary for a three year term after receiving a majority of the votes
  - c. Homeowner Kevin Campbell noted that it's very important that all board members not have a bias and/or personal agenda while serving on the Board of Trustees.
  - d. The board thanked Barb Bowers for her service this past year
5. Homeowners Survey results
- a. Jessica Goodman, Community Manager for the Community Managers Associates, reported the survey results about trash dumpster storage, solar panels and reducing the amount of time a resident lives in the subdivision before they can run for position of Trustee.
    - i. 74% of respondents were in favor of an amendment to allow solar panels with specific guidelines.
    - ii. 62% of respondents were in favor of an amendment to allow trash enclosures with specific guidelines.
    - iii. 56% of respondents were in favor of a rule change to allow a resident to be eligible to run for a Trustee position after one (1) year of residency.
  - b. General discussion between the board and attendees ensued regarding solar panels. Trustee Karen Haub also presented some information on solar panels as well as making available some literature to attendees.
  - c. Residents in attendance were provided the opportunity to set a date to vote on this to be included into the DC indentures in a special vote next month, in March 2018.
    - i. It was overwhelmingly declined by the residents/audience, as they expressed the need for investigation of information in order to make an informed decision, before a vote on the subject of solar panels.
  - d. It was suggested by residents present, that we have a special informational meeting at a later date and postpone the vote on this subject at this time.
  - e. Trustees will develop a set of alternative guidelines for solar panels and trash enclosures that will then be submitted to the homeowners for their review and subsequent vote. They will ensure that any new indenture be reviewed by our HOA Attorney.
6. Meeting was concluded and adjourned by President Dune Trull at 8:37PM
7. ACTION ITEMS

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<b>Action Item Description</b>	<b>Who is responsible</b>	<b>When</b>
1. Installation of speed sign on Connemara	Alderman Dave Thomas	To Be Determined depending on sign availability
2. Develop alternative guidelines for solar panels and trash enclosures, reviewed by HOA Attorney and submitted to Homeowners for vote	President Dune Trull	TBD