

DROVERS CROSSING HOA

To: Drovers Crossing Homeowners
Subject: Homeowners Association Meeting
Meeting Date: February 13, 2019, 6:30 PM
Meeting Location: St. Peters City Centre

Attendees:

- HOA Board members, President, Dune Trull, Trustee, Mike Ring
- Jessica Goodman, Community Manager, Community Managers Associates
- Steve Martin – Drovers Crossing Attorney
- 66 Homeowners; 43 in person and 23 by proxy

1. Minutes from February 5, 2018 Annual Meeting were approved
 - a. These meeting minutes are on the Drovers Crossing website
2. Financial Review
 - a. The board presented their recommendation on a \$10 increase in the fee noting that it had not been increased since the special increase implemented in 2012 by the board at the time, going from \$50 to \$100
 - b. The reserve fund of \$19,203.55 has been utilized for the difference between receipts and expenses for the past 2 years
 - i. 2017's deficit was \$2,526 and 2018's deficit was \$1,169
 - c. No other specific questions on the budget were asked
 - d. See election for voting results on proposed fee increase
3. 2018 accomplishments
 - a. Plant replacements were made at the entrance
 - b. Jessica Goodman noted the surveys and proposed rule changes sent out to homeowners
 - i. Trash can enclosure rule passed by a majority of homeowners and was filed with the county on February 8, 2019
 - ii. Solar panel installation survey and vote
 1. Majority of homeowners voted for panels to be installed on the roof only
 2. Guidelines presented on the roof installation are currently being voted on with vote deadline of February 18, 2019
4. What's to come in 2019
 - a. Wall tuck-pointing and cleaning
 - b. Existing rules to be recorded with St. Charles County
5. Election
 - a. Paul Greg withdrew from consideration to the open board position

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- b. Barb Bowers was voted and approved by majority voice vote of those attending the meeting
- c. The requested \$10 increase in fees was not approved

6. Alderman Updates

- a. Rocky Reitmeyer noted all of the new construction occurring in St. Peters including new restaurants, the Amazon distribution center and the FedEx distribution center
- b. For more information regarding St. Peters, please visit the website and the newsletter
 - i. <https://www.stpetersmo.net/>
 - ii. <https://www.stpetersmo.net/subscribe.aspx>

7. Meeting adjourned at 7:40pm

- a. Open Forum occurred after the meeting adjourned
 - i. Mike Ring listened to everyone's concerns however, was unable to capture notes from the discussion. The majority of the discussion revolved around the information contained within the anonymous flyer that was passed out to several homes in the subdivision.