

## **HOA Budget Meeting 11/16/2023 –Dardenne Prairie City Hall**

**7:00 pm – Board Members Karyn Bolderdick, Stacy Polydys, Carmen Brecken, Greg Johnson and Bill Miller present**

Meeting called to order by Karyn Bolderdick

### **Old Business:**

Karyn: Masterpiece Masonry has received our 50% down payment for the monument repairs. We are on the calendar with them for 2023 repairs, however it will probably push into early 2024. At the last BOD meeting it was discussed to stay on the calendar and hope that we can get this done in 2023 or request a 2024 date. It was agreed to remain on the current schedule and hope for good weather to get it completed in 2023. We will pay the remaining balance upon completion. The project will most likely not be completed until early 2024.

The irrigation system was damaged during the adjoining build outs. We have received \$1000 in reimbursements to make the repairs. The actual cost was about \$1800, we are still actively pursuing the other damaging company for the balance of the repair costs. Due to the fact that the irrigation was not functional this past summer, we could not move forward with the entrance beautification. It is our intent to plant a replacement tree in the island close to the bulletin board. And complete the updating to the landscaping after the monuments are repaired.

### **New Business:**

The 2024 budget was mailed out. The notable changes from 2022 to 2023 were the expenses to cover damages in the common grounds. A few trees needed to be removed. There are no foreseen major changes in normal expenses from 2023 to 2024.

The proposed budgeted annual dues of \$375 allows for about a \$3300 to be used for unexpected expenses or carry over into 2025. Most of the attending homeowners were for the current budgeted amount and would like to see it higher for more improvements.

We only received 22 ballots for the Budget. 21 for and 1 against the \$375 assessment. The question was asked what will happen since we did not receive enough votes? When will the HOA be unable to pay bills? The Covenants will override the voting and dues will revert back to \$200. Sometime during Q3, the HOA has the possibility of not being able to pay our bills. Before that actually happens, an additional assessment will be mailed out for the amount calculated by the BOD that will cover our operating expenses for the remainder of 2024.

We had a discussion on how we can create more community unification and involvement. The BOD asked for input. The annual Easter Egg Hunt has been successful....how can we do more like this. A small group of homeowners will look into that.

Another concern is the children playing in the street and riding their motorized vehicles in the street. Very much a safety concern. We discussed speed bumps and street swells again in an attempt to slow down traffic. As in the past, no final decision was made. This could be a BOD discussion in the spring.

The Highway 364 noise barrier was discussed again. As previously stated, the Highway was slated for a build out prior to the Wyndham Meadows community was planned. Thus without major community requests and involvement, the highway has no intention of building a sound wall. It was suggested that the homeowners start complaining to the City and make their opinions noted.

There was a request to trim the common ground trees on the East side of the entrance....currently difficult to merge out due to restricted view on that side. BOD agreed to address it.

The City of Dardenne Prairie had flyer made with a QR code for their "Stay Informed" program. It was requested that the BOD place that on the Facebook page. Karyn agreed to do so.

NOTE: There was no sign in sheet at the meeting. Approximately 9 households were represented in the attendance.

# Annual Wyndham Meadows Fall Budget Meeting

11/16/23 Dardenne Prairie City Hall

The BOD met prior to the general meeting to tidy up 2023 items.

Karyn has tried to contact Mike numerous times regarding the non-payment homes. She will stop by his office tomorrow to see where our suits stand. (UPDATE: Karyn stopped by Mike's office, he was out of town on a trial. He will move forward with the legal documents)

Greg made a motion for the HOA not to cover food expenses at the BOD meetings. Seconded by Bill. Voted and agreed on by all.

7734 Ardmore needs to make repairs to the front of their home. This was on hold due the fact the owner is deceased. A motion was made by Karyn that we send out the notice to the heirs. Seconded by Carmen. Voted and passed 3 for, 1 against. (NOTE: the repair was completed the day prior to this meeting, so no action is needed.)

Stacy suggested we place one person in charge of the general maintenance. This would ensure that our annual maintenance items are covered. Karyn stated that is was not necessary, we can continue to share the general responsibilities. The final decision was we would make a check list and post it on the Google drive. Then as "someone" addresses the repair, and they make a note to it.