



---

**Minutes of the October 28<sup>th</sup>, 2010 Annual Board of Trustees Meeting**

Kehrs Mill Elementary School, Chesterfield

- 1. Call to Order:** Board President Don Baird called the meeting to order at 7:30 pm. Don introduced other Trustees present, Scott Eiler, Adam Hale, Michael Olszewski, and Austin Peppin. Eleven homeowners were also present (see attached sign in sheet). A copy of the meeting agenda is attached. Don motioned that the minutes of the Sept 23rd meeting be approved as read. Austin seconded and the vote was unanimous.
- 2. President's Report:** Don began the board business by reviewing highlights of the board's accomplishments in 2010 (see attached "Accomplishments"). Don also alerted homeowners that the work on restructuring the Baxter Road / Country Ridge junction would begin early next year. Baxter will be lowered 6 feet at the junction which will mean considerable re-structuring of the sub-division entrance. The sub-division has received \$90K from the county for repairs/upgrading to the entrance as part of this re-structuring. This work will cause some congestion during the construction phase.
- 3. Treasurers Report:** (See Scott's Reports attached). Scott reported that based on projected income & expenses, we should end the 2010 year in good financial position, with a small \$10-15K surplus estimated to be added to reserves. This surplus was due to lower than budgeted legal and common ground expenses. He also reported that homeowner delinquencies in assessment fees had been pursued and that uncollected fees were at the lowest amount in three years. Scott reviewed the budget for 2011 (see attached document). The budget is based on the assessment fee remaining at \$125.00. The major changes from the 2010 budget include a lower expense for common ground mowing, plus budgeted amounts for re-landscaping of 2 or 3 cul-de-sac circles, re-sealing of common ground paths and repairs to the steps on the Golden Rain/Country Ridge path. From the floor, Mr. Baltz asked Scott if he could clarify the status of the reserves. Scott replied that these were approx. \$90K being held for the Baxter Road/Country Ridge expenses and approx. \$60K held as reserves from previous years. These reserves are held in interest bearing CDs. There is also approx. \$40K of operating money used by City & Village to pay routine expenses. Mr. Baltz asked if a summary of reserves could be added to the income/expense report. Scott said he would review this.
- 4. Secretaries Report:** Austin presented updates of two summary reports. The first was an update (see attached) of the Indenture Violations Summary (items in red are new for this meeting). He reported that a new homeowner on Country Ridge had been requested to submit an H/PIA for a new fence and also to move a trailer parked on the back yard and in sight. The second report was an update of the homeowner's complaint list (see attached). Two complaints had been received since the last meeting, regarding a damaged car parked on Mint Hill and trash left out on a driveway on Silverwood Lane. Both complaints had been handled. Austin also reviewed the aims of the new Yard of the Month program (help maintain property values) and listed the four winners this summer:

Jul-10	Mr. & Mrs. Griffin	Meadowbrook Way Dr.
Aug-10	Mr. & Mrs. Carolan	Winterhaven Ct.
Sep-10	Mr. & Mrs. Foszpanczyk	Country Ridge Dr.
Oct-10	Mr. & Mrs. Krebs	Kingsman Cir.

The program will start up again in the Spring. A suggestion from the floor was that we have a YOM contest for the Holiday Season. The board will review this idea.
- 5. Common Ground Report:** Michael had nothing new to report on the common ground. Michael publicly

announced his resignation from the Board after 18 years. He said he had enjoyed the work and serving the sub-division. Don thanked Michael, on behalf of the board and homeowners, for his past service and helping to keep the common ground in excellent condition. Austin proposed a proclamation that "the Board and Homeowners commend and thank Michael for his service to the sub-division over 18 years and wishes him good luck for the future". Scott seconded and the vote was unanimous.

**6. H/PIA Issues:** Adam said that there was nothing to report.

**7. Trustee Election:** The two candidates for the two open, three year positions were Adam Hale and Kevin Prunty. Both candidates introduced themselves and stated their reasons for serving on the Board. Following voting, Mrs. Baltz kindly agreed to independently count the votes. The results were Adam Hale – 14 votes, Kevin Punty -13 votes, both representing a majority of households present. As a result both Adam and Kevin were elected to serve on the Board until October 2013. The annual assessment of \$125.00 was also approved by a majority (13 votes).

**8. Homeowner Forum:** A number of questions were raised regarding ownership & maintenance of the trees in the sidewalk easement and cul-de-sac circles. It was explained that the easement trees were the responsibility of the City of Chesterfield (COC) and that they would remove a tree if the homeowner requested it and the tree was dead. The City will also replace the tree for a small fee if the homeowner requests it, but the COC only allows certain types of tree to be planted. As regards the circles, it is less clear. The COC has indicated that they own certain circles and not others, yet the sub-division maintains all circles and has taken the initiative to upgrade circles most in need of repair, as the budget allows. Two circles were upgraded in 2010 and two or three are budgeted for 2011. This includes small tree and shrub plantings.

**9. AOB:** Mail pick up roster is as follows:

November - Kevin

December - Austin

**10. Next Meeting:** December 17<sup>th</sup>, 7:30 pm at Kehrs Mill Elementary.

**11.** The meeting was adjourned 8:50 pm.

Respectfully submitted,

Austin Peppin, Secretary, Board of Trustees