



**Minutes of the February 23rd 2012 Board of Trustees Meeting**

Kehrs Mill Elementary Library

- 1. Call to Order:** Board President Scott Eiler called the meeting to order at 7:25pm. Also present were Trustees Austin Peppin, Kevin Pfarr and Adam Hale. Kevin Prunty was not able to attend due to a family emergency. No homeowners were in attendance. A copy of the meeting agenda is attached. There were no additional items added. Adam indicated he wished to resign as Secretary and revert to common ground supervision duties. Scott motioned that Austin pick up the secretarial duties; Kevin Prunty seconded the motion and the resulting vote was unanimous. Scott motioned that the minutes of the December 15th meeting be approved as read; Kevin seconded and the vote was unanimous.
- 2. President's Report:**

Scott reported that three homeowner e-mails had been received. Two were complaints concerning dog issues and had been responded to. The third concerned a number of homeowners on Golden Rain having problems with their electronic garage openers. This was still under review and will be answered.
- 3. Treasurer's Report:** In Kevin Prunty's absence, Scott reported on the financials. The final financial statement for 2011 was presented (see attached). An assessment payment report had been received from City & Village. As of February 10, 85 homeowners had not paid the 2012 assessment fee and C&V had mailed out past due notices. Of the 85, five homeowners owe multi-year back payments.
- 4. Secretary's Report:** Austin reported that conference rooms at City Hall had been booked for the June, July meetings at no cost to the Board (the City allows two free sub-division meetings per year that we will take advantage of in future). Referring to the last meeting, Austin presented a draft list of questions for a possible homeowner survey and offered to test trial it. After some discussion on pluses minuses of doing such research, Austin asked for further additional feedback from Board members later. Kevin said he would look at how the questions might be adapted to a web based survey
- 5. Common Ground Issues:** Adam will direct Eric Stief to do the Spring clean up in March. He will also get a new bid from Eric on cutting down and removing the dead oak tree in the common ground behind Country Field and Golden Rain. Adam said he would contact the sprinkler company to question the blank bill they had submitted. Scott reported that Mike Martin had requested similar payment terms for 2012 as 2011 (April payment up front, the rest of the year in arrears). It was agreed that these terms were acceptable. Adam will inform Mike. It was also agreed that we would discontinue having Mike Martin mow the small plot of common ground behind one homeowners lot on Thistlebriar; Adam will inform Mike.
- 6. H/PIA Applications:** Kevin Pfarr reported that three H/PIA applications had been received since the last meeting and all had been approved. One involved a wooden fence and the two others new four season rooms built on the rear of homes.
- 7. Home Appearance Issues:** Scott noted that several homes had mildew on their siding, and suggested that we attempt to get a power wash contractor to offer a discount to homeowners

and feature this in the next Newsletter. Austin said he had contacted the owner of Powerwash Pro (who he has done satisfactory work for him), who said he would consider this and get back to us. Scott had also discussed this with Ace Hardware and asked if they would be interested in offering discounts on wash materials, etc. This will be further pursued.

**8. Neighborhood Watch:** Scott indicated that we have had little interest shown by homeowners in this program and have only four volunteers as captains. He suggested we give it one more e-mail blast to ask for volunteers interested in leading this effort and if this is unsuccessful that we drop the program. The rest of the Board agreed with this proposal.

**9. Homeowner Forum:** No homeowners were present.

**10. Baxter Road Project:** Scott had reviewed past correspondence from St Louis County regarding the Baxter Road project. He presented two items. The first ("Notice of Commissioner's Award and Payment", dated April 16 2007) has no issues that are unresolved or significance to our future plans for renovation of the Baxter Rd/Country Ridge entrance. The second document from the Highways and Traffic Public Works Dept (dated March 26 2007 – see attached) to the Board has a number of items of value to our future plans for renovation, as it outlines various responsibilities of St Louis County and the sub-division in the construction phase and subsequent renovation. Scott also presented a set of detailed drawings of the new construction, reviewed the parcels of sub-division land impacted and those areas for subsequent renovation and maintenance, or where easements will be needed from homeowners. These construction drawings will guide our future work plans. Austin presented a preliminary outline (attached) for a Baxter Road/Country Ridge Renovation Plan for the Board's consideration. He also reported that he had done a web search for local monument sign manufactures and identified three potential suppliers. Scott requested he send the web-site links to other Board members for their review. He also requested Austin call two of the sign manufacturers to ask for further input on the procedure for getting signs designed/made and possible cost.

**11. AOB:**

a) Mail duty:

- i. March – Adam Hale
- ii. April – Kevin Prunty
- iii. May – Austin Peppin

**12. Next Meeting:** The next meeting is scheduled for April 19 2012 at 7:30 pm at Kehrs Mill Elementary.

**13.** The meeting was adjourned at 9:00 pm.

Respectfully submitted,  
Austin Peppin