



Kehrs Mill Estates Residents Association
Annual Meeting
March 22, 2012 at 7:30 PM
Forest Hills Country Club

WELCOME

Artie Ahrens opened the meeting at 7:40 PM by welcoming the residents who attended and thanking them for attending.

Artie reminded the attendees that the Kehrs Mill Estates Residents Association is a registered not-for-profit organization listed with the State of Missouri and has a Board of Directors that acts as the Trustee.

BOARD MEMBERS

Artie introduced the current Board members, who are:

- Artie Ahrens- President KME resident for 20 years, Board member for 17 years.
- Rene Boillat- Vice President KME resident for 26 years, Board member for 6 years.
- Robert Swift- Treasurer KME resident for 3 years, Board member for 1 year. Bob was not present due to annual meeting reschedule that conflicted with Bob's family vacation plans.
- Pete Marsac- Secretary KME resident for 26 years, Board member for 3 years.
- Dennis Norton- (Untitled) KME resident for 19 years, Board member for 4 years. He has served as the Secretary and the Treasurer, and has been a member of the Resident Planning and Advisory Committee.

SUBDIVISION ATTORNEY

Artie introduced our attorney, who was in attendance this year.

- Charles "Chuck" Steib lives in Clarkson Valley in the Forest Hills Subdivision. He served as a CV Alderperson for 4 years, CV Municipal Judge for 3 years, CV City Attorney for 8 years, and has represented KME for 16 years. Chuck also represents 10 Subdivisions, 4 of which are in CV, KME being one of the 4.

CITY OFFICIALS RESIDING IN KME

Artie then introduced and/or named the CV officials that reside in KME:

- James Meyer- Ward 1 Alderman
- Wendall Sittser- Ward 2 Alderman
- Phyllis Newmark- Board of Adjustments
- Jerry Litschgi- Planning and Zoning
- Artie Ahrens- Planning and Zoning and Tower Commission

ATTENDANCE

Besides the four Board members and Chuck Steib (Bob Swift was out of town and not in attendance), there were eight residents from seven households attending the meeting. This number is consistent with last year and hopefully the limited attendance indicates that the residents are reasonably satisfied with the direction that the Board has taken and the results for the past year.

BOARD MEMBER REPORTS

- Rene Boillat reported that road repair requirements this year are anticipated to be \$25K, with slab replacements to be held at a minimum after several years of major expense. The retention basins are operating as designed. He noted that a muskrat has been spotted in the central basin and a trapper hired to catch the animal before burrowing damage is done to the dam in that basin. The west basin will also be examined to verify there are no muskrats in that basin as well. Rene also mentioned that the County, who owns the land on which the walkway sits, clear-cut the walkway east of the East Entrance to the edge of the Subdivision.
- Pete Marsac reported that KME has entered into a new contract with Dowco for 2012 for landscaping and snow removal services at the same cost as 2011. We had dead trees removed at the West Entrance and 2 new Cleveland pear trees planted to replace them last fall. This spring we will be cleaning up and mulching the path area cut by the County east of the East Entrance to enhance the appearance of the Subdivision from Kehrs Mill Road and for people using the path.
- Dennis Norton reported on the repair and replacement of bricks on the

monuments at both entrances during 2011. Future maintenance on the monuments will be a resealing of the bricks approximately every three years.

BUDGET REVIEW

Artie went through a brief explanation on how to read the budget report spreadsheet. Dennis then reviewed the 2011 expenses by category and noted that we ended up with a net income over expenses of \$24,600 for the year. This was almost entirely due to greatly reduced road repair work versus prior years. We were able to avoid any slab replacements, repaired pot holes with asphalt, and resealed the slab joints.

The 2012 budget was presented and each category reviewed for our budget rationale in the current year. It is anticipated that we will end up with a net income over expenses of \$14,800 this year. This is again due primarily to a reduced need for slab replacement under the road repair category. As of March 22nd, a total of six (6) resident assessments remain unpaid for the current year.

RENEWABLE ENERGY ADVISORY COMMITTEE REPORT

Artie explained that within KME there are written Rules, Regulations, and Policies that deal with items such as fences, satellite dishes, fines, site construction, and landscaping. These are all pursuant to section 4.01 of the indentures, which reads in the opening paragraph: "Trustee, in its sole discretion, shall have the right and power to approve or reject all plans and specifications for the construction, re-construction, addition or alterations..." and goes on to outline several instances. A recent request was received for the installation of solar energy panels on a resident's house and property within KME and there is no policy to deal with such a request. The Board has sanctioned a volunteer based committee of Residents to develop a set of guidelines to deal with solar panels and other sources of renewable energy within the Subdivision. The committee has met once this month and elected Ed Conroy to act as chairman.

Ed presented the status of the first committee meeting at which a lot of resident views were expressed as to preserving the aesthetic appearance of the Subdivision. The next meeting is scheduled for April 12th and Ed expects that significant progress will be made in developing guidelines, using other local communities' written policies as a reference for us to follow.

OPEN DISCUSSION

Artie began by mentioning an item that is already in process, namely the reinstatement of a KME website. We had a website two years ago and found that very few people made use of the site, preferring to be told of items of interest

by email. As such, Sue McNamara started a residents email database that allows residents to communicate items on a voluntary basis that are not political in nature or Board related. The Board does have an email address that residents may use to communicate with the Board in a way other than via phone or letter. The email address is listed on the Resident Directory-Kehrsmllestates@aol.com. Recently, the Board has learned that residents have misplaced important documents that deal with the KME Residents Association. In order to make these items available to the residents, the Board will place several items on the website, including the Indentures, the By Laws, all Policies, Rules and Regulations, and Board Letters addressed to all, not individual, residents. Artie also noted that there is quite an extensive website for the City of Clarkson Valley- clarksonvalley.org. No other items or questions were brought up by the residents for discussion.

ELECTION OF BOARD MEMBERS

This year there were two positions up for election- President and Secretary. Artie Ahrens is running for President and Pete Marsac for Secretary. Both were running unopposed. A quorum having been attained, both were confirmed for a two year term. Forty four (44) valid ballots were received either from the attendees or via the mail.

CONCLUSION

The residents who attended the annual meeting were pleased with the work performed by the Board in representing the homeowners. Resident comments were constructive and reinforced the direction taken by the Board in allocating assessments for subdivision maintenance and improvements. The meeting was adjourned at 8:45PM.

NEXT MEETING

The next monthly Board meeting is scheduled for Thursday, April 19, 2012 at 7:00PM at the Norton residence.

KEHRS MILL ESTATES RESIDENTS ASSOCIATION

2006-2012 YTD Actual vs 2012 Budget

OPERATING BUDGET (000's)	2006 ACTUAL	2007 ACTUAL	2008 ACTUAL	2009 ACTUAL	2010 ACTUAL	2011 ACTUAL	2012 16-Feb	2012 Budget	2012 Forecast	Frcst/Bdgt Variance
INCOME										
REGULAR ASSESSMENTS	117.70	117.7	119.9	120	119.6	117.3	108.6	117.3	117.3	0.0
SPECIAL / CARRYOVER ASSESSMENTS	—	—	—		5.2	0.9	0.0	0.0	0.0	0.0
INTEREST/FINANCE ACTIVITY FOR 2012	0.10	1.9	0.1	0.3	0.0	0.0	4.1	0.0	0.0	0.0
OTHER	—	—	—					—		
TOTAL REVENUES:	117.8	119.6	120.0	120.3	124.8	118.2	112.7	117.3	117.3	0.0
EXPENDITURES:										
ADMIN (INS, POSTAGE, MISC)	8.3	6.6	6.5	5.0	3.8	4.5	0.6	5.0	5.0	0.0
LEGAL (included in ADMIN prior to 2010)				10.2	12.0	8.0	2.8	28.0	28.0	0.0
LANDSCAPING & LAWN MAINT / REPAIRS	34.2	37.6	37.0	33.2	37.1	37.0	0.7	38.0	38.0	0.0
LANDSCAPING & LAWN IMPROVEMENTS	19.1	7.9	14.0	13.1	0.0	2.6	0.0	3.0	3.0	0.0
SNOW REMOVAL AND SALT	4.2	11.5	8.4	6.9	13.6	11.1	2.3	8.0	8.0	0.0
ROAD REPAIR & SIGNS	25.7	35.4	44.1	51.0	32.7	7.6	0.0	32.0	32.0	0.0
WATER RETENTION BASIN MAINTENANCE	6.5	7.1	5.3	5.3	12.6	7.1	0.0	7.0	7.0	0.0
INFRASTRUCTURE REPAIR	0.0	0.0	0.0	0.0	7.8	10.6	0.0	4.0	4.0	0.0
UTILITIES	5.5	5.4	5.1	4.4	4.1	5.2	0.6	5.5	5.5	0.0
<i>Rounding Difference</i>	-0.3	0.1	-0.8	0.1	-0.1	-0.1	0.0	0.0	0.0	
TOTAL EXPENDITURES:	103.2	111.6	119.6	129.2	123.6	93.6	7.0	130.5	130.5	0
CON: NET INCOME	14.6	8.0	0.4	-8.9	1.2	24.6	105.7	-13.2	-13.2	0.0
Ending cash balance December 31		61.3	46.1	72.2	91.2	126.4				
Actual checking account balance (cleared deposits & checks)							\$ 47,473.22			
Money Market Fund							\$120,012.04			
Total Cash Per Bank							\$167,485.26			
As of BOD 02-16-12										
NOT NECESSARY FOR BOARD REPORTING										