

2023 Highland Forest Homeowners Association Annual Meeting Minutes

The 2023 Annual Meeting of the Highland Forest Homeowners Association (HOA) was held at 9:00 a.m. on Saturday, March 4, 2023 at the Wentzville City Hall BOA Chambers

Attendance: A total of 10 homeowners representing 8 of the 33 Highland Forest homes were present at the meeting. Following is a list of those present at the meeting:

Board Members

Emily Albers (406 Highland Meadows Pl)
Frank Martell (307 Highland Meadows Ct)
Dave Sulhoff (408 Highland Meadows Pl)

Homeowners

Kathleen & Duane Blessing (4232 Highland Meadows Dr)
Jenn Cohen (407 Highland Meadows Pl)
Lisa Sulhoff (408 Highland Meadows Pl)
Monica Brand (410 Highland Meadows Pl)
Tim Ruyle (416 Highland Meadows Pl)
Kris Kern (418 Highland Meadows Pl)
Martin & Patty Solomon (301 Highland Meadows Ct.)
Earl Cummings (303 Highland Meadows Ct)

Introductions and Agenda Review

The meeting began at approximately 9:03 a.m. Board members Emily, Frank, and Dave welcomed everyone to the annual HOA meeting. Board members and homeowners introduced themselves.

Review of Finances for 2022

The ending balance from the January 1 - December 31, 2022, statement is \$7,941.31. 2022 expenditures consisted of social events/welcoming packets, monument electric expenses and decorating, annual HOA general and meeting expenses, liability insurance for HOA officers, and HOA management fees.

New 2023 Business

Neighborhood Gatherings

It seems the majority of homeowners present enjoyed the past neighborhood events and would like to continue with them moving forward. We will look into hosting a spring food truck event and fall chili cook off. More detailed information will be emailed to the homeowners prior to the events.

Indenture Review

The importance of upholding our indentures was discussed and how it directly correlates with the values of our homes. Any requests that are submitted to the board should include blueprints/measurements of work to be completed as well as materials to be used. Please allow a reasonable amount of time for the board to discuss and make decisions before starting any work or purchasing materials. The board will be completing a walk through in the next month and communicating with homeowners who need to address any visible issues.

Additional Topics

- 1) Maintenance Items:
 - a. Fading/Mildew - Streaked Garage Doors-Cleaned/Painted
 - i. We have a few homes that the garage doors are now a pinkish color from oxidation.
 - b. Missing Shingles - Need replaced
 - c. Real Wooden Shutters - Make sure stain is renewed as fading/oxidation occurs
 - d. Real Wooden Fences - Make sure stain is renewed as fading/oxidation occurs
 - e. Trash cans – Need to be kept inside the dwelling.
 - f. Landscaping – Needs to be maintained to keep up aesthetics of the neighborhood.
- 2) Outdoor projects:
 - a. Please make sure to submit a request to the HOA Board before making any changes to your property. Also, if you plan to have any **dumpsters, trailers or similar items parked** for an extended period of time please notify a member of board so we can address any issues this may present.
- 3) Parking considerations:
 - a. Please be considerate when parking on the street. There have been a few situations lately with cars parked on both sides of the street which has created issues for those needed to get through safely.

Board Changes/Nominees

All homeowners in attendance were in support of Frank Martell being re-elected to the position of Vice President. He will be serving this position for the next three years. The President position will be open for election next year.

Homeowner Comments/Suggestions

- 1) Pet owners need to clean up after their dogs when on a walk around the neighborhood. Several homeowners have noticed dog waste in their front yards. We will be placing some reminder signs around the neighborhood as a temporary reminder to keep our neighborhood clean. If this doesn't resolve the issue, we may discuss placing a dog waste system in the future.
- 2) We may discuss planning "community events" with the neighboring subdivisions in the future.

Attendance Prize

An attendance prize was offered to promote better attendance at the meeting. Jenn Cohen was the winner of this year's attendance prize.

Meeting Adjourned

The meeting was adjourned at approximately 9:52 a.m.

Meeting minutes recorded by E. Albers