

September Trustee/Committee Meeting 9/10/25 6-7:50pm

Attendees:

David Lewis
Sharon Woelbling
Shyla Conrad
Betty Jarvis (Neighborhood Watch)
Jayne Juern (Garden Club)
Lisa Alexander
Melissa Huelskamp

- Garden Club (Jayne Juern) – Clean up to be done on May Rd entrance. Plants to be split and re-used in different areas. Jayne reviewed budget. Budget has decreased from last year (approx. \$1K) due to Garden Club taking on some plant removal work instead of using Kroenke for labor. Total budget requested is \$8078.
- Neighborhood Watch (Betty Jarvis) – National Night Out didn't have good attendance this year. Betty reviewed budget. Total budget requested is \$175. HOA owes Neighborhood Watch \$39 from 2025 (to be paid).
- Melissa will create a letter for Garden Club to hand out to new residents – reminder of keeping property kept up/promoting value in the subdivision. A bulleted list of top violations will be included for resident awareness. Melissa will collaborate with Betty Jarvis on this.
- David has resigned from Golf Course Trustee representative. He will provide this in writing to the board. Trustees will decide on new Trustee designation/plan to move forward.
- Trustees will look at bank options in Wentzville vs. First Bank in LSL Will need to check fees for new bank options.
- For any bill that board does not understand/has questions about, a meeting should be set up with the contractor/company for cost breakdown/explanation (eg: Kroenke Landscaping).
- Melissa will check if we have a Bear Creek HOA handbook. If not, Trustees will need to create one for the responsibilities/tasks/timeline of items that HOA is in charge of.
- David will work with City/Golf Course (Mike/Kirk) on using dirt to fill pond area spots at May Rd. This will include sodding and mowing the grassed areas.
- Issue at pool that needs to be addressed in 2026 is replacing caulk that is loose around pool tiles. When caulk breaks up, water gets behind the tile, loosens them up and tile comes off. For repair, we can talk to Westport or Midwest Pools.
- Monuments are on easements. HOA is responsible for maintaining these.
- Polar Drive monument will be replaced (Jim Vollmer (President) is leading this effort) and this will be paid through their association.
- Melissa will look for resignation letter for David.
- October Trustee meeting will be held on Tues, 10/21 6pm (clubhouse). Melissa will reserve the clubhouse. Clubhouse can be used all months except for Nov-March.