

Trustee Meeting 8/10/2021 6-9:07pm

Attendees:

David Lewis
Todd Russom
Ann McNeil
Melissa Huelskamp
Hank Princivalli
Betty Jarvis
Mayor Nick Guccione
Alderwoman Tricia Byrnes
Attorney Derek Haake
Mary Ederle (Garden Club)
Officer Ben Childers
Rachel Shaw (Bear Creek Events Coordinator)

Trustee Meeting 6-7pm

- Pool pump and motor was replaced due to breaking.
- David reviewed homeowner meeting agenda.

Homeowners Meeting 7-9:07pm

- David MC-ed meeting.
- Introduction of Board members/description of what Trustee role is.
- No nominations received via mail for Trustee position.
- Mark Hanrahan volunteered for open Trustee position. Room voted him into role.
- New neighbor introductions.
- Mayor Nick Guccione handed out 'No Soliciting' stickers.
- Mayor discussed traffic. Recreation center is under construction; to be completed next fall.
- Chile's/Freddy's Burgers/chicken restaurant/Crazy Bowls and Wraps are coming to Wentzville.
- Property value is going up. City of Wentzville has not raised taxes.
- Multiple concerns regarding slabs on streets. Residents can report pot holes on City website. Pot holes and street signs are numbered (which is how the city identifies them).
- Officer Childers can do a speed study if speeding is a concern.
- Solar lights not working is a concern. Tricia Byrnes will take a look at these.
- Overpass being put in should be completed by November 2021/beginning of 2022.

- Indian Camp Creek to Missouri River will have a blue trail and area for kayaking/canoeing. This is in progress.
- Golf cart path is being discussed to be able to cross May Rd.

- Rachel Shaw – Clubhouse is open for lunch and dinner. Promoted events for the clubhouse.
- Mary Ederle (VP of Garden Club) – Garden Club plants and maintains 3 entrances. Garden Club welcomes new members. Would like to include more maintenance free plantings. Meetings are first Thursday of every month (except for Jan and Feb) at 11:30am at the clubhouse.
- Hank P – C&Rs are to beautify the subdivision. Hank verifies all concerns made to the subdivision prior to letters being sent out.
- Tree mandate concern was brought up. Hank explained survey process and reasoning behind tree mandate.
- Concern brought up regarding the board changing the C&R's, and the process around this. Trustees will discuss with Attorney Derek Haake to determine the official process (need 2/3rd of the homeowner votes)?
- Pool committee position is open. Liner has been replaced and sealed. Pump has been replaced. Responsibilities; pool pass hand out, liaison between subdivision and Midwest Pools – issue resolution.
- 15 members on Neighborhood Watch Committee. Most recent event was National Night Out. 1-2 meetings per year.
- Officer Ben Childers – new liaison officer for our subdivision. Department tracks statistics of crime and ramps up officers on duty to address.
- Link on City website to report if you have a Ring doorbell for police to use in case of crime (homeowner authorization must be obtained).
- Cameras are posted around the city to check for vehicles with stolen plates to deter stolen vehicles from coming in/out of the city.
- Assessments are \$250 per household – 537 homes in subdivision. Ann reviewed budget. DNI Property Company handles our billing and accounting.
- Homeowners Association competitively bids on services; we get 3 bids from local companies.
- Question came up regarding if pool needs lifeguards. Would be a cost savings if we didn't need them. Pool pass swipe system to allow residents in/out of pool. Trustees will look into this.
- Little Library – Todd presented the idea and purpose. Negative and positive comments were received. Some concerns were around budget. Idea will tabled for future.
- Comment/request made by homeowner to reenact the social committee. Idea to put block parties in place.
- David covered lawsuit with former pool company. Settlement received to Bear Creek was \$8,000 plus attorney fees from insurance company.
- Concern raised regarding Bear Creek monument at May Rd entrance. Trustees will look at monument.