



Strawberry Ridge Homeowners Association Meeting January 21, 2019, 7pm

Trustees Present:

Linda Campbell, David Schneider
Kathy Brown absent due to illness

Presentation by Neighborhood Policing Officer Dusty Poncin

Dusty advised our neighborhood doesn't have any trending crime. Areas around Barrett Station and Carmen has had issues with "car clouting" (super-quick smash-and-grab job). Some of the problem can be attributed to unlocked cars, keys left in cars. Items stolen have included guns. Dusty advised residents to secure/lock cars and not leaving anything of value in cars.

Trustee meeting:

Budget

Year to date financials were presented (see meeting agenda). As of December 31, 2018, the subdivision had a balance of \$13,199.19. Not all assessments have been paid. The subdivision has recurring monthly expenses for electricity for the street lights not reflected in this balance.

Common Ground

The HOA spent a substantial amount of money in common ground expenses in 2018. Dead trees and large brush removal were priority projects for the year, as well as continued care for the Vance retention basin. We have continued to use Wyatt Lawn and Landscaping as they were the most economical bid (\$125 per cut). Residents were advised we maintain 5 cul-de-sacs, upper Strawberry Ridge common ground, Strawberry Ridge common ground by Meramec Bluffs Nursing Home, front entrance and the as needed cut around the inside fence of the Vance retention pond. Wyatt does not cut every week of the growing season, which saves us money. However, the yearly cleanup of the Vance retention pond is not included in that price. Currently, our HOA retention basins are grandfathered in to any new rules. That may change in the future. Trustees will do due diligence to keep expenditures as low as possible. Dusty also advised there are free labor resources available to us (ie: Explorer scout service project) for things such as weeding. City and Village had also advised that other HOAs have utilized boy scout troops to mulch their common grounds for service projects (HOA pays for the cost of the mulch). Trustees will explore all these options.

HOA Assessment

Yearly assessment have been mailed to each homeowner by City and Village. The assessment was due December 31st. Second notices were going out last week to delinquents accounts (approximately 10 residents). One resident advised they have not received assessment or notices. Trustees will check with City and Village.

Motion was made resident Steven Boyer and seconded by resident Paul Panus to raise the annual HOA assessment from \$200 to \$225 annually and change the due date of the assessment to October 31, starting this year (2019). Motion was approved by 100% homeowners in attendance.

Street Parking

David Schneider polled residents about the possibility of limiting parking on Strawberry Ridge to one side of the road. The county requires all affected residents on the street would need to sign a petition stating whether or not they agreed (check yes or no). Dusty also advised the county would do further research into whether it was feasible. Dusty advised another alternative would be having the road declared a snow route. This would be easier to obtain than actually restricting parking.

David also brought up the possibility of posting “slow down” signs. Again, this would have to be approved by the county. Kelly Loeb asked about the possibility of getting stop signs. Dusty advised they would be very hard to get approved from the county.

Subdivision Social

David Schneider brought up have bi-annual socials in May and September. Resident feedback was that they really enjoyed the September event. However, residents pointed out that having two events would not be economical in light of our tight budget and the increase of subdivision assessment. Dusty advised many HOAs having chili cookoffs, which really engaged residents and cost the HOA little to nothing. Residents agreed this would be a better options. Trustees will look holding the chili cookout and having an ice cream social as the secondary event. Dusty advised county police could do child fingerprinting. Kelly Loeb asked if we can make arrangements with Valley Park for a fire truck/ ambulance to be present for the event (yes, we can!).

Indentures of Trust and Restrictions

Linda Campbell advised residents that Kathy Brown has been in communication with attorney group Sandberg, Phoenix & von Gontard, about updating our indentures. One thing the attorney suggest was incorporating the subdivision as a nonprofit entity. At this time, we have not done anything. We have discussed trying to limit rental property, with current rentals being grandfathered in until they are sold. This is a sensitive area of law. Resident Bill Minford asked about the cost to update. There are different costs depending on what we do (ie: \$1500 plus filing fees to incorporate). Again, it was stressed we have not done anything with indentures due to the costs. Trustees will revisit at a later date.

Social Media/Internet Information

Linda Campbell advised the subdivision website, www.strawberryridge-hoa.org , has been converted to WordPress. Residents will find it easier and faster to use. Newsletters, events, etc will continue to be posted to the website. David Schneider advised there is an “unofficial” Strawberry Ridge Facebook group and a Nextdoor group. Residents are encouraged to view both. All are great ways to connect with residents in the subdivision.

Resident Engagement

David Schneider advised we are still in need of resident input/help. We would like to have committees more the subdivision social, beautification, and communications.

New Business/Questions

Kelly Loeb advised a large rock on the upper Strawberry Ridge common ground has been defaced. She indicated the area trees have been damaged. The smell of marijuana has also been an issue. Dusty asked Kelly to email or call him and he will check this out. The rock can be power washed. Trustees will check out the common ground damage.

Meeting adjourned 8pm