

STRAWBERRY RIDGE HOA
Special Assessment Meeting
January 8, 2020 7pm

Agenda:

- Welcome and call to order. Homeowners please sign in.
- Brian Hessling, neighborhood police officer, will update homeowners on happenings our area.

Year to date report:

1. HOA financials (January 2019 through December 2019) will be presented. See the reverse page for YTD financial report. (Linda Campbell reports)
2. The new annual assessment of \$225 was due October 31. At this time there are only a 3 delinquencies. Past due assessments will have lien's levied against the property. Trustees will determine further court action once liens are filed.
3. Indentures of Trust and Restrictions – the HOA is now incorporated as a nonprofit corporation. As Strawberry Ridge Homeowners Association was already taken, the HOA was incorporated as Strawberry Ridge Owners Association, St. Louis County. The original cost to incorporated was stated at \$1500, actual cost was \$1043.00. As a nonprofit corporation, the HOA will continue to not pay taxes on common ground area and on annual assessments. However, the HOA will continue pay taxes on any purchases made. Though the HOA serves homeowners, the HOA is not considered a charitable/benevolent organization serving the wider public good.

New Business

1. *Presentation of special assessment for retention basin maintenance.* Legal counsel advised trustees propose a special assessment as the HOA does not have adequate funds to cover cleanup. We requested bids from three companies that we know carry the required insurance and have expertise in this area. Two of the firm refused to bid, stating the work was both too hazardous and too comprehensive for their firms. On October 28, Omni Tree submitted a bid of \$11,000 that entailed the following:

- Proposal Removal/Removal of all Smaller Trees 20 foot from Edge of Retention Basin
- *Remove Large Fallen Tree and Large Dead Oak at edge of Water
- Chips and large wood can be left on site - \$7,600.00
- *Removal/Clear Honey Suckle and Trees for Access -\$400.00
- *Removal on MOMBERT LANE
 - -Remove dead oak & cut Stump low
 - -Haul all Debris - \$1,200.00
 - -Removal Extra to Remove (2) White Oaks that lean over House & cut Stumps low
 - -Haul all debris - \$1,800.0

A/O the date of the original proposal, trustees were notified of other trees that have fallen in the upper retention basin. A new bid from Omni Tree must be obtained. The \$250 per homeowner amount we are requesting would provide funds to cover the cleanup of the retention areas and maintain the upper and lower Vance Road retention basins during the year. (*see reverse for YTD expenses)

2. *Election of new trustee.* The HOA needs 3 active trustees. If no one steps forward, the county can appoint an non-owner trustee that the HOA would pay for.
3. **HOA Website:** www.strawberryridge-hoa.org
Do homeowners use/want to keep this website? Tom Campbell has paid for and maintained the domain since it was established in 2017. This expense should be a part of HOA expenses (currently running \$64/year. If outsourced for programming the cost would be more, as Tom donates his time to update the site. Would homeowners be inclined to use Facebook more?
4. Open membership questions/answers

Comparative YTF finance report

Beginning Balance	<u>Year 2018</u>	<u>Year 2019 (through 8/31/19)</u>
	\$23,692.07	\$13,199.19
Receipts:		
Interest	\$ 82.50	145.60
Trustee Assessments	\$16,335.00	25,995.00
Special Assessment (fence)	\$ 170.00	130.00
Legal and Costs Recovered		88.35
Recording & Releasing		55.00
Total Receipts	\$16,587.50	\$26,413.95
Disbursements:		
Legal	\$ 88.35	
Liability Insurance	\$ 1,063.00	1,038.00
Electric (street lights)	\$ 3,556.90	3,473.72
Common Ground Maintenance	\$12,451.53	8,499.65
Tree Removal	\$ 4,383.00	
Irrigation Maintenance/Repair	\$ 1,940.00	259.00
Subdivision Signs & Posts	\$ 183.76	
Miscellaneous Expenses	\$ 135.00	135.00 (CAI membership)
Subdivision Meeting Expenses	\$ 35.49	91.98
Newsletter Expense	\$ 50.00	80.79
Subdivision Social Expenses	\$ 1,400.54	1,157.68
Postage	\$ 94.00	102.30
General Office and Copy Supplies	\$ 13.06	12.75
Recording Fees	\$ 27.00	54.00
City & Village Collection Fee	\$ 1,658.75	2,627.05
		320.89 (Water Expense)
		406.26 (retention basin – Volz report)
Total Disbursements	\$27,080.39	\$18,259.07
Current Ending Balance:	\$13,199.19	\$21,354.07
		- \$135.00 (CAI 2020 membership)
		- \$1043.00 (HOA Incorporation Jan 2020)
		\$20,176.07 New Balance January 2020