

Minutes of Special Assessment Meeting January 8, 2020 7pm

Trustees in attendance:

Linda Campbell, Fareed Shariff. Absent: Kathy Brown

The meeting was called to order. Attending residents signed in.

Neighborhood Policing

Neighborhood policing officer, Brian Hessling, updated us on happenings in our area. While the county reported low holiday theft this year, Officer Hessling advised a package was stolen from a resident's porch on December 16. A report of a suspicious person in the neighborhood was taken at 7:15pm on December 26. By the time officers responded, the person was gone. Approximately three hours later, police received a report of gun shots in our area. Officer Hessling advised residents to stay vigilant and report any concerns to police immediately. Smash and grab larcenies continue to dominate concerns in the area. Officer Hessling also advised residents to LOCK all cars. We have posted "LOCK IT OR LOSE IT" reminder signs in the subdivision.

Residents are encouraged to take advantage of the Vacation Inspection Program. Upon request, an officer will check your residence daily while you are on vacation. Residents can request the service by calling our precinct at (636) 225-0425.

The West County precinct will hold a citizen's police academy in March (date to be determined). The academy will meet for 2 hours one evening a week, for six weeks. Officers and supervisors will give presentations on patrol procedures, crime scene processing, tactical operations, computer crime, fraud, domestic and child abuse and homicide. Participants will also visit the Emergency Operations Center, police academy and firing range, and may ride with a patrol officer during his/her tour of duty. Participants will receive a certificate upon completion of the class.

Financial Report

Linda Campbell reviewed year to date financials. As previously stated, the annual HOA assessment of \$225 was due October 31. There are only three delinquencies at this time.

Indentures of Trust and Restrictions

Our HOA has not finished the process of incorporating as a nonprofit. Trustees must submit notarized paperwork to the state. We will then be officially incorporated as Strawberry Ridge Owners Association, St. Louis County. The HOA will not pay taxes on common ground areas or on assessments. However, the HOA will continue pay taxes on any purchases made, as the HOA is not considered a charitable/ benevolent organization serving the wider public good.

New Business

Linda Campbell gave the presentation regarding the proposed \$250, one time special assessment for maintenance of our two retention basins. The HOA received a violation notice from the county in September for drainage from our upper retention basin, addressed as 1929 Strawberry Ridge Dr, creating a public nuisance for "Mombert Dr". After many weeks of research working with the county, MSD, retention basin cleaning companies, several calls & a site survey with engineering firm VOLZ INC, the county dropped the written violation on December 18. However, the HOA must do ongoing, yearly maintenance of both basins. While researching the violation, attempts were made to obtain bids from three licensed, bonded and insured local companies to clean up the upper basin. Two companies refused to provide bids due to the scope and hazard of the work. Omni Tree presented the only bid of \$11,000. The bid also included removal of dead/diseased trees in our common area that pose a danger to a home on Mombert. Trustees Fareed Shariff and Linda Campbell resurveyed the upper retention basin, as we received reports of additional fallen trees in the basin. Tom Campbell took video of the area, which was shown to meeting attendees. Additional trees have fallen in and are encroaching on

the basin. Several diseased or rotted trees are in danger of falling directly into the basin. A new bid will be obtained from Omni Tree to include the additional work. Trustees proposed that we do all the work indicated immediately to preserve the integrity and function of the retention basin. The Vance Road retention basin will also be cleaned up as part for this project.

A motion was made by Paul Panus, seconded by Gary Carroll, to assess a special, one-time assessment of \$250 per homeowner to take care of retention basin maintenance. 100% of homeowners in attendance approved the motion by show of hands. Attendees also agreed that we proceed immediately with the bid and engage Omni Tree to start work as soon as possible. The new assessment will be due March 1, 2020, past due on March 31, 2020. City & Village will prepare and mail the special assessment invoices to all homeowners.

Maintenance and repair of the of the front entrance area was also discussed. Several residents volunteered to help with this project.

Election of New Trustee

Homeowner Gary Carroll volunteered to take Kathy Brown's place as the HOA's third trustee. His appointment was approved and takes effect immediately. ***Many thanks to Kathy Brown for her many years and multiple terms of volunteer service to the subdivision.*** We look forward to working with Gary. Gary's contact information will be added to the HOA website:

1919 Strawberry Ridge Drive
Home number: 636-529-1399

Website/Social Media

Residents were polled and are in favor of retaining the HOA website: www.strawberryridge-hoa.org

Tom Campbell has provided this service for 2 years without reimbursement. Residents approved the HOA taking over the \$64/year expense. Tom will continue updating the site for the HOA. Todd Zimmerman asked that the website link be posted on the unofficial Strawberry Ridge Facebook Group. Linda Campbell agreed to take care of this.

New Business/Questions

John Peluso asked that county property tax reassessment be added as a topic of discussion in future HOA meetings. The most recent county reassessment impacted several homeowners substantially. John advised that PAR Residential will look at county records and the comparative sales used in the assessment process in order to determine equity of property tax assessments that are levied. The company charges a fee for the service. Trustees agreed to table this item for a future meeting.

Todd Zimmerman questioned what action the HOA can take regarding problem residential properties. Officer Hessling joined the discussion, as\ county police have been involved with the county inspectors. Neighborhood preservation deals with property code violations such as tall grass or structural violations. They have been inconsistent with other complaints, such as overgrown weeds. Our indentures and restrictions provide a means to deal with problem/neglected properties. Trustees will research further and address the issue in the very near future.

Michael Abrams brought up inconsiderate dog walkers leaving bagged pet waste in the subdivision. Non-residents also walk dogs in the subdivision. Officer Hessling concurred this is a growing issue. Residents were advised we have posted signs in our common ground asking that pet waste be picked up.

There were no further questions/discussion, Meeting adjourned at 8:15pm.