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**Strawberry Ridge Owners Association, St. Louis County**

**November 13, 2024, Meeting Minutes**

We hope all residents had a wonderful Thanksgiving with family and friends. Christmas is around the corner, as evidenced by all the Christmas lights going up. Here are the meeting minutes from our most recent HOA meeting:

Neighborhood policing officer, Brian Hessling, updated us on happenings in our area. While crime is down, property crime is the biggest issue affecting us. Always close garage doors and lock car doors. Lock the door from the garage into the home (dead bolts highly recommended!). Thieves are looking for opportunities. Don’t make it easy for them!

Speeding was a topic of concern at the meeting. Residents questioned if it is possible to lower the speed limit. County police have installed a speed warning sign on Strawberry Ridge. Data is being collected, to be reviewed/evaluated by St. Louis County police regarding traffic on Strawberry Ridge Drive. The current speed limit is 25 miles per hour on all roads in the HOA. Drivers are asked to exercise caution as there are many children in the subdivision and contractors continue to repair work on homes damaged in the May storm. Commercial vehicles and dumpsters may be parked on both sides of the road, limiting drivers’ sight. This will continue to be a hazard for quite some time.

Common Ground: Residents asked about mosquito control in the upper retention basin. Linda Campbell called vector control for the county (314-615-0680). The HOA is on the maintenance roster for treatment, starting in May. The supervisor will also check for standing water near home by the basin during springtime. Please be aware of pots, saucers, etc. that contain standing water. Mosquitos need very little water to breed.

Trees care continues be to our biggest expense outside of normal lawncare. Two large diseased/dead trees were recently removed at a cost of $3000 due to their size and danger to homes. Please notify a trustee regarding issues with common ground trees.

***Cul-de-sac care*:** It was decided to move forward with grass removal in the cul-de-sacs in the spring.

**Landscaping:** Bill Minford has volunteered to help with the landscaping committee. If you would like to help, please notify Linda Campbell, 314-605-3599.

**Finances:** As of this writing, total funds in checking are $6,770.18. While this contains both the regular assessment and special retention basin assessment in this total, our general funds are LOW. Lawncare and water expenses for the irrigation system are finished for this year. We still have monthly electricity expenses for streetlights. The 2025 yearly assessment of $325 will be mailed out early February 2025. Assessments are due March 1, late a/o March 31. ***Late payments incur interest*, starting April 1.** The HOA contracts with Sandberg Phoenix (attorneys specializing in HOA law) for legal services related to collecting delinquencies. Lien fees and accounts referred to legal will have those expenses added to the account.

New trustee: Libby Ly will take the place of Gary Carroll. We thank Gary for his years of service to the HOA. Fareed Shariff has agreed to stay through December 31. Our indentures require three trustees. Please contact Linda Campbell if you are interested and willing to volunteer. *All HOA trustees must register with FinCen due congress passing the Corporate Transparency Act. This law is being appealed in court. Our attorneys have advised to register with fees associated with registration refunded if the act is overturned.*

**Communication**: Ashley Browning has volunteered to help with the HOA website and social media.

Meeting adjourned

Respectfully submitted by Linda Campbell, secretary-treasurer

**Facebook group**: [Strawberry Ridge - Unincorporated West St. Louis County, Missouri](https://www.facebook.com/groups/206223823523221/)

This is a closed group - anyone requesting to join will need to answer a challenge question to be approved for membership.

Website: strawberryridge-hoa.org, contains the HOA indentures, newsletters, county codes (simplified), and more.

Questions? Contact a member of the board of trustees:

Linda Campbell, 314-605-3599

Libby Ly, 314-546-5409

Fareed Shariff, 314-775-4653