

West Hampton Woods HOA

May 19, 2025

## Annual Meeting Minutes

Joes Dunlap called the meeting to order at 10:00 AM

Attendees: Lesley Padilla, Joey Dunlap, Steven Sturm, Tiffany Jacobsen (Innovative Property Management) & 14 homes represented from the community

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## Financials

- Tiffany reported that as of the meeting, 6 homeowners had not yet paid the 2025 assessments.
  - Two homeowners are in legal proceedings:
    - One for architectural violation, which consists of \$13,000 in fines per the Declarations.
    - One owing multiple years of assessments.
  - She went through the 2025 Budget vs to date costs.
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## Community Updates and General Business

We are in the second year of contract with Runyon Landscaping who cuts and maintains all of the common ground in the community. The Board in 2021 sought quotes from three vendors and compared. We will be going out for bids again at the end of this year to confirm prices are all comparable.

Last year we had an issue with pest eating through the cables that support the fountain. Cables had to be replaced, which account for the extra costs.

A new requirement for St Charles County is a phone. We are in the process of having this installed and the appropriate signage installed.

The bathroom doors along with pump room doors will be sanded and painted, we will need full replacement in the next few years.

## Declaration Amendments

The Board has been reviewing the Declaration and are looking to go to vote to have the homeowners review a few areas of concern:

- Section 1. Board member terms instead of 1 year, terms to be a 3-year term and therefore staggered in the future.
- Section 6. Annual meeting to be moved to fall to coordinate with presenting a budget.

- Article VI, Section 2. Assessments set at \$400. The board would have to set assessments based on the budget presented at the annual meeting for the vote of the owner to ratify the budget.

## Homeowner Quorum

- An owner asked when going out to bid do we ever consider obtaining more than 3 quotes, we will take into consideration for the future
- A homeowner asked about rentals within the community. Tiffany explained the process and consensus of those present; they would like to consider a no rental amendment when the other amendments are put to vote.
- Homeowners thanked the Board members for serving and volunteering their time.
- The Board reminded homeowners about the risks of children playing on the rope within the pool. It is costly to the association every time it breaks and has to be replaced. This is a requirement by St Charles County, and we must have.
- A homeowner asked about the amending of the Declarations and the requirement of fifty percent of the community to get anything approved.

Meeting Adjourned: 10:29 AM