



September 9, 2025 West Hampton Woods Special Meeting – Meeting Minutes

1.0 Meeting Information

Meeting Date: 9-9-2025
Meeting Time: 7:00 PM Central Standard Time
Hosts: Joe Knoernschild and Alissa Moore
Host Login Time: Approximately 6:46 PM
Meeting End Time: 8:25 PM

1.1 Board Of Directors Attendance

None: West Hampton Woods (WHW) Home Owners Association (HOA) has no elected board of directors because 2024 WHW HOA Board did not hold an election for 2025.

1.2 Agenda

1. Present the facts that in 2025, no board of directors was authorized via an election by the West Hampton Woods Members and bring to light additional bylaw and state law violations of the self-appointed directors
2. Highlight Risks and Issues Resulting from an Unauthorized set of members acting as the HOA
3. Appoint 3 members to serve as temporary Directors who will run a 2025 board of directors election, as soon as possible, in accordance with Article IV of the Bylaws and run the HOA until the election is completed
4. Discuss what additional, if any, actions we want the temporary board to undertake while holding the election for next board.
5. Vote to fire Innovative Property Management company based on the evidence to be presented at the meeting showing noncompliance with state law, bylaws, and disservice to the members it is supposed to serve

1.3 Attendance List

Webex logged all attendance and it can be found in Attachment 1, herein. There were 37 members represented with addresses, 4 unidentified callers and an unidentified person, and the host, Joe Knoernschild. Joe Knoernschild could not vote, as the host, so his wife, Christine Knoernschild, also logged in via her own identification and the Knoernschild vote is represented in the vote by her name.

The unidentified person, named Joe, either couldn't or did not want to review who he was as both Joe and Alissa asked him approximately 7 times. Joe Knoernschild told Joe that he could not be counted in the votes if he did not indicate his address. He did not vote.

1.4 Attachments/References

Attachment 1	Special Meeting Presentation Slides
Attachment 2	Member Attendees List
Attachment 3	General Chat Messages
Attachment 4	Special Meeting Petition



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1.5 Acronymns

HOA	Home Owners Association
WHW	West Hampton Woods

2.0 Meeting Minutes

The meeting started at approximately 7:07 PM after allowing 21 minutes for members to login to the Webex. Webex recorded and provided an output of the Member List, Chat Messages, and video of the entire meeting which can be found [here](#).

The meeting followed the slides found in Attachment 1. Alissa Moore, Cohost, started the meeting and thanked everyone for giving up time on their evening and for attending this important meeting. Alissa highlighted why we were there, which was to convey to the members that our Covenants requires an election each year and that in 2024, the then board did not hold an election which means that per the Covenants, we don't have a valid board. This puts our HOA at risk for the HOA to be dissolved and members to be at personal risk.

Joe Knoernschild spoke to the slides regarding the Covenants. Joe Knoernschild presented the definition of the word "shall" and how it is a mandatory requirement that has to be followed. Directors are elected for one year terms and Elections are required to be held. Joe Knoernschild highlighted that the officer positions of President, Treasurer, and Secretary are established through the election process by way of number of votes cast with the person with the most votes becoming President, 2nd most Treasurer, and 3rd most Secretary. Joe Knoernschild then presented an email from IPM indicating no election was held as well as the 2025 WHW HOA Assessment Notification sent in December 2024 and how it stated who the board was without conducting an election.

Joe Knoernschild ran through a slide further highlighting additional concerns of mismanagement of the HOA by the unelected board. Joe Knoernschild highlighted specific Covenant sections and MO State Laws that were being violated. Joe Knoernschild spoke to how these items were the most pressing concerns but did not capture all areas of Covenant or MO State Law violations.

Joe Knoernschild and Alissa Moore, then took a break for comments. Many comments were shared from members. After taking questions for approximately 32 minutes.

Alissa Moore continued with the next agenda item which was to elect a Temporary Board whose primary purpose was to hold an election in accordance with all Sections of Article IV of the Covenants. First, everyone was given an opportunity to nominate themselves. The nominations were received and were:

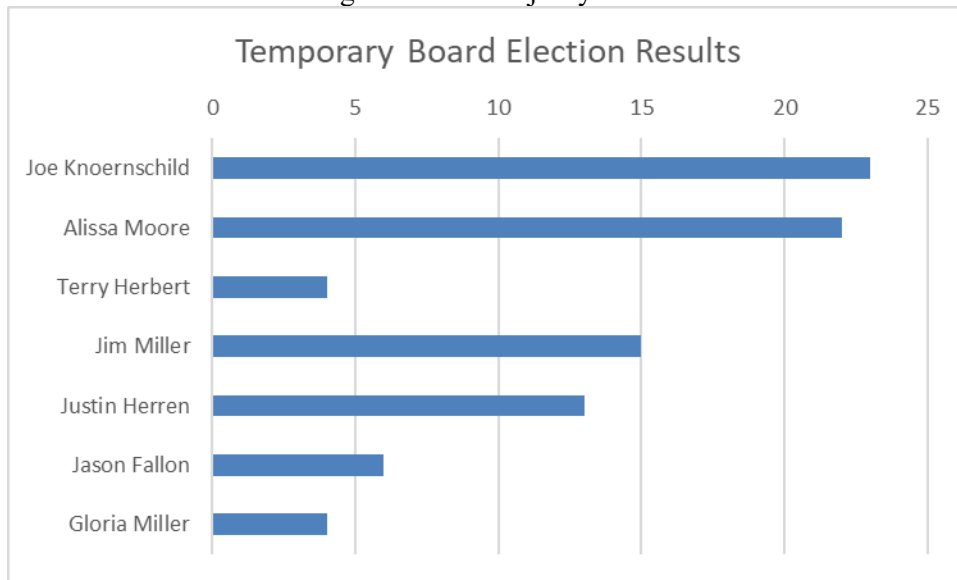
- Joe Knoernschild
- Alissa Moore
- Terry Herbert
- Jim Miller
- Justin Herren
- Jason Fallon
- Gloria Miller



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Joe Knoernschild and Alissa Moore praised the members for such a wonderful turnout and noted this is the most volunteers the neighborhood has ever seen for an election on the WHW HOA Board. Next, an election was conducted using Webex. The election allowed for the selection of up to 3 candidates from the 7 listed in the poll; poll is the terminology used by Webex but we used it for the election. allowing each member to vote 3 times

The voting results were tallied by Webex but one person voted by text message and that was added during the meeting minutes writeup. It was clear by percentage who won and after retallying using excel, the election results were unchanged as far as majority vote holders. The results are depicted below:



Joe Knoernschild presented the Additional actions the temporary board could take slide. Joe Knoernschild stated that this was a temporary agenda item, in case it was needed but that Joe Knoernschild and Alissa Moore recommended not giving the temporary board other actions as they aren't elected through the method outlined in the Covenants and thus shouldn't have tasks outside of transferring records, holding an election, and paying bills due while waiting for election results. No member voiced disagreement with this approach.

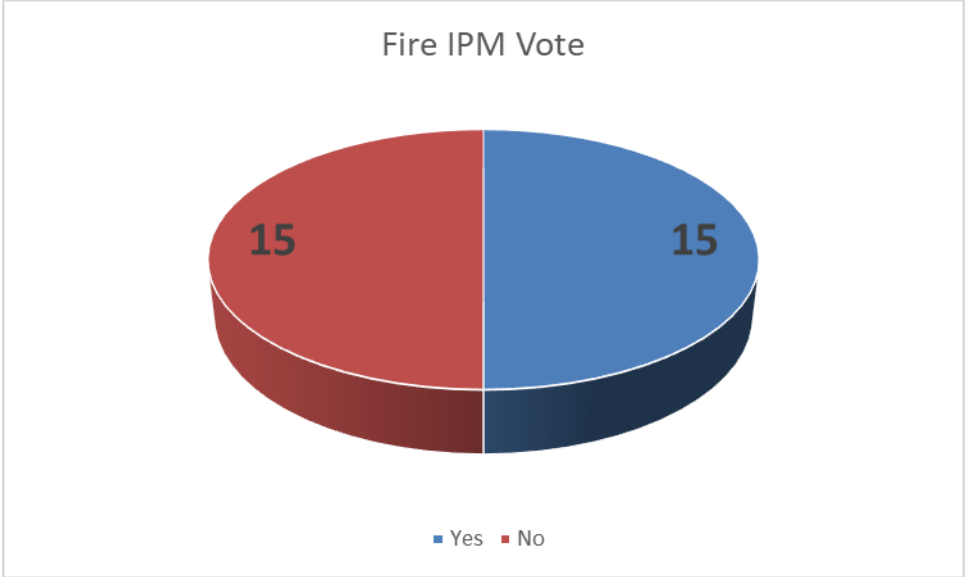
Joe Knoernschild presented the slides on firing IPM and why members should consider this. The reasons are well documented in the slides. After presenting this, Alissa Moore opened up member commenting. Alissa also assured members that it was not Joe Knoernschild or Alissa Moore's intention to suggest that WHW HOA should have no management company but rather that IPM should be fired and later replaced by another management company. Members provided a number of comments. One member recommended not firing IPM until the full board was established and a replacement management company could be established.

A vote was then taken on whether or not to fire IPM. The vote read: "Do you want to fire IPM?" This vote was very close and it was left open a few extra minutes because the votes were often a tie and Joe Knoernschild and Alissa Moore kept reminding people to vote if they could given the tie situation. One



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person voted via text because they thought their vote hadn't been logged by the system. During the meeting, we added that vote to the "No" votes and that pushed the total believed vote to 31, with 15 Yeses and 16 Nos. However, upon review of the Webex output of the election, that person's vote had been collected by the system and as such, 31 people did not vote but rather 30 as we can't collect more than one vote per address (member). The official result was a tie.



After tallying the votes in the meeting to 15 yes and 16 no, the members wanted it added to the minutes that IPM could still be fired in the future and that this was just the vote today. Additionally, a few members spoke to how they would very much like to see the transition from the unelected board to the temporary board be handled with grace.

3.0 Action Items

The following actions were taken at the meeting:

- Joe Knoernschild needs to post a copy of the petition sent to IPM and the unelected board notifying them of the Special Meeting.
 - This has been added as an attachment to these minutes