



Homeowners Association Board of Directors Meeting Minutes

01-19-2026

1.0 Meeting Information

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| Meeting Date | January 19, 2026 |
| Meeting Time | 5:30 PM to 7:10 PM |
| Location | 311 Hampton Ridge Dr |
| Attendance | President: Joe Knoernschild Treasurer: Jason Fallon Secretary: Jim Miller |
| Agenda | 2026 Budget Aquatic License/Pool Phone Publish Member List (Name and Address) |

2.0 Attachments

2026-01-19 - Budget Approved by HOA.xlsx

3.0 Meeting Minutes

3.1 2026 Budget – A Motion to Vote passed & the Vote was 3-0 approving the following:

The board discussed and agreed that the 2026 budget should be balanced either at a net 0 or in the black (positive). This was achieved by focusing the budget on maintaining the common ground. All other expenses would either be pulled out of the reserve or handled through a special assessment. The board agreed to wait until they had a fuller comprehension of actual bills before determining if the annual assessment fee was sufficient (July timeframe). Without having a digital copy of the HOA ledger, etc., the board agreed that the budget would likely undergo revisions throughout the year but this was the best we could do now. Postage was calculated with the understanding that the following letters would need to be mailed:

1. Assessment Notice
2. Annual Meeting
3. Special Assessment
4. Amendments
5. Notice to Recruit
6. Notice to Elect

The following actions were logged:

- Need to confirm latest Landscape contract price for budget. Currently has last year.
- Look into records to see what "Pool Maintenance" for \$2K is.
- Check coping and Tile once pool is open.
- confirm past work what/when/where on pool.
- Look into records to find out what "Pool Monitoring" is (Camera subscription was another budget line)



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- Insurance:
 - Need to review at later date the policy. Double-check to see if we can remove items. Initial review appears we may have coverage that we don't need. Insurance is paid in Nov/Dec.
 - Note that the pool contract has some language about insurance limitations.

3.2 Aquatic License/Pool Phone – A Motion to Table passed

The President worked in person with the city to correct the Aquatic license information. The following information was incorrect: HOA does not have a doing business as registered name, HOA is not have a tax license, remove outdated contact information, update the board members, list the HOA President as ultimately responsible, remove IPM as a board member or owner of the pool. The city agreed to remove the late fee incurred when management company did not renew as required in December and President paid in person to renew license and submitted to Community Financials receipt for reimbursement. The President presented the requirements to display the Aquatic License and City of Health Monthly Inspection Reports; two items we are not believed to be doing since the Aquatic License was part of the paper records provided by IPM on January 16, 2026. President presented the city requirement for a pool phone but walked the premise and saw no installation of said phone. This topic has been tabled for a future meeting.

3.3 Publish Member List (Name and Address) – A Motion to Vote passed & the Vote was 1-2 disapproving the following:

The board discussed publishing the member list, names and addresses only, as this information is publicly available on the city of Wentzville and St. Charles County websites (GIS mapping). The thought process was that we are required to provide this information to any member who requests it so why not post it. However, the board was uncomfortable with this concept and would rather have individual requests come through than provide this information on the website.

4.0 Next Meeting

Monday January 26, 2026 5:30 PM to 7:00 PM