

## Dougherty Lake Subdivision

Des Peres, Missouri



**BOT Meeting – January 11, 2023**  
**7:00 – 8:30 pm @ St. Gerard Majella**

### MINUTES

- I. Call to Order & Roll Call** **Doug Campion**
- a. Doug introduced our new Auditor Bill Mahan who will assist Ron Nottmeier.
- II. Approval of BOT Minutes: December 14, 2022** **Carel Reynolds**
- a. All approved the minutes.
- III. Reports (Finalizing Updates on 2022 budgets/expenses and rationale for “proposed 2023 budget”)**
- A. Lake Maintenance/Lighting** **Sterling Wallace**
- 1. Lake and Lighting**
- a. Sterling reported that he has completed the majority of what Reitz and Jens has suggested we do regarding the dam. Next up will be the next dam inspection.
- b. Sterling plans to have a chemical treatment done again this year as well as fish stocking.
- c. Sterling and Doug are trying to resolve the overflow problem from Four Winds Farm and Topping Lane. They will again reach out to Des Peres and MSD for a resolution.
- d. The lake and lighting budget was presented and approved by all.
- B. Landscaping** **Lisa Kadel**
- 1. Lake, Entrance and Cul-de-Sac areas**
- a. Lisa presented her budget for 2023 and all approved.
- C. Communications** **Carel Reynolds**
- 1. Budget**
- a. Carel presented her budget and all approved.
- 2. Job description for this Trustee position**
- a. Carel shared her job description with the other trustees.
- D. President’s Report** **Doug Campion**
- 1. Printed Output & Schedule for 2023 Annual DLS HOA Meeting**
- a. Doug shared a timeline for announcement of the meeting.
- 2. Candidates for Trustee Positions**

- a. Doug stated that as of today there was only one candidate for Communications Trustee

**E. 2022 Budget Update**

**Ken Seger**

**1. Balance sheets, comparison '22 vs. '23**

- a. Ken presented his balance sheets and all approved.

**2. Proposed inflation rate for '23 dues**

- a. Ken reported that the BLS CPI-U Dec 2022-Dec 2023 was  $296.797/278.802 = 6.45\%$ . The 2022 assessment was \$382 so the 2023 will be \$407 for most lots, \$395 for the 29 streetlight lots get a \$1/month deduction, and \$323 for entrance Lot 1 gets a \$7/month deduction. The assessment mailing will be sent out immediately.

**3. Audit Sub-Committee**

**Ron Nottmeier**

**a. Intro of Bill Mahan as additional auditor**

**b. Status of year-end audit**

- a. Ron reported that the year-end audit is complete.

**IV. New Business**

**A. Possible RA amendment(s) proposed by Ron & Doug**

- a. Ron and Doug proposed several additions to the RA this past year, however the decision was made to hold off until more changes are proposed to save filing cost.

**B. Establishment of New and Re-establishment Of Old Committees – Doug**

- a. Doug would like to reach out to volunteers to encourage participation.

**V. Review Action Items**

**Carel Reynolds**

- a. Carel will get the Annual Meeting Announcement to CVT for mailing ASAP.

**VI. Adjournment**

**Doug Campion**

Minutes reported 1/16/23 by Carel Reynolds, Communications Trustee