

Dougherty Lake Subdivision

Des Peres, Missouri



Annual Homeowners Meeting – February 16, 2023

The Lodge Des Peres (Oakwood Room)

7:00 – 8:30 pm

MINUTES

I. Call to Order & Roll Call

a. Doug Campion introduced the trustees, all present

II. Approval of BOT Minutes: Jan 11, 2023

a. Doug asked if the trustees approved the minutes from the last Board meeting. Carel approved and all agreed.

III. Trustee Reports (Analyses of 2022 & 2023 budgets)

A. Lake Maintenance/Lighting

- a. Sterling Wallace went over his report (see report online)
- b. Question regarding the lake overflow and dam. Sterling stated that yes, we have replaced the grate and are working toward more improvements. We also will have to get an inspection this coming year.
- c. Question about asking homeowners to turn on their front lights to help light up the neighborhood as there are many very dark areas. Sterling stated that this has been asked many times in the past and is a very good idea.

B. Landscaping

- a. Lisa Kadel went over her report. (see report online)
- b. Question that the monument needs new caulk. Lisa will look into it.
- c. Question about a downed tree in north creek. Lisa will verify it is on our property and if so will have it removed.
- d. Question about cutting weeds in the north creek behind Briar Fork Court. Lisa will instruct the landscape crew to remove the weeds.

C. Communications

- a. Carel Reynolds went over her report (see report online)

- b. Carel asked everyone to remember that events held in Dougherty Lake can not happen without volunteers. Please consider helping when asked.
- c. Carel also reminded everyone to keep the new Communications Trustee informed with any changes to their email addresses as this is the only way the trustees can communicate with you.

D. President's Report

- a. Doug Campion stated that he counted the ballots received and we have officially reached our required quorum for the election.
- b. Doug asked everyone to consider joining groups or starting new activities to bring everyone together.

E. 2022 Expenses & 2023 Budget Update

- a. Ken Seger went over his 2022 report (see report online)
- b. Question about where is the 2023 full budget. Ken said he would pull it together and send it out to everyone.
- c. Ken talked about the new process of handling our savings accounts so we have a regular flow available.
- d. Question about the amount of the annual assessment. Per RA Section 19:
19. ASSESSMENTS; LIENS.
 - (a) There is imposed upon each lot subject hereto a charge for assessments, to be made in the manner, in the amount, and for the purposes hereinafter described.
 - (b) The Trustees shall have the power to make uniform annual assessments upon all lots, subject to this Restrictive Agreement, each lot to be assessed equally in such amounts as the Trustees shall determine to be necessary to carry out their responsibilities and perform the purposes of this Restrictive Agreement; provided, that the amount of such assessments shall be limited as follows: The maximum annual assessment shall be Three Hundred Dollars (\$300.00) per lot on January 1, 2010, and in each year thereafter the maximum annual assessment shall be based upon Three Hundred Dollars (\$300.00) increased in portion to the increase since January, 1, 2010 in the US Department of Labor's Consumer Price Index (All Urban Consumers, All Items, for, St. Louis, Missouri)
- e. Assessment Calculation: 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.

2. Audit Sub-Committee (2022 certification) Ron Nottmeier & Bill Mahan

- i. Ron introduced Bill Mahan as our second auditor. Bill has extensive background in the audit process.
- ii. Ron went over his report (see report online). He gave a background on our processes which are sound.
- iii. Ron has performed standard auditing procedures of the 2022 receipts, disbursements and cash balances for DLS and can attest to the accuracy of the financial statement presented by Ken.

3. Board Vote on 2023 Dues

- a. Doug reported that based on inflation he recommended that we should only raise the annual assessment per the RA which is per the CPI.

IV. New Business - Doug Campion

A. Opening & Tabulating Ballots for: A quorum has been reached.

1. Vote for Communications Trustee, 3-year term

a. The ballots reflected full support to elect Missy Goodwin.

2. Vote for Landscape Trustee, 3-year term

a. The ballots reflected full support to allow Lisa Kadel to serve a second term.

V. Adjournment - Doug Campion

Respectfully submitted by Carel Reynolds, Communications Trustee 2/19/2023