

Trustee Meeting
Rustic Valley, Rolling Hills and The Meadows
January 30, 2019

Meeting called to order at 7:05 pm

Present: Mitch Beuke, Justin Moore, Eagle Quint, Kevin Supple

Easement Update

- MSD requested an easement for a creek stabilization project
- In addition to the common ground easement, 7 homes on Harvest Hill are impacted; MSD has been in contact with all of the affected homeowners
- Trustees previously voted, via email, to approve the easement request from MSD (see Attachment 1)
- MSD confirmed receipt of the email with an electronic copy of the signed and notarized easement; original signed copy sent via US mail to Mr. Buckingham at MSD
- The check, for \$27,300, should be issued in a couple of weeks

Pool Management

- Justin will contact ProPool regarding the new contract for this summer
- Tracy of ProPool will set a meeting with Mitch and Justin, probably in April
- Justin will order new wrist bands for the 2019 season
 - Dark green for adults; neon green for children
- Trustees agreed to raise the pool-only membership for non-residents to \$249 from the current \$199
- Justin will send letters to the (approximately 8) families who purchased pool-only memberships last year
- Justin will purchase a new sign for the pool showing the new rate; we will retain the old sign in case we have to revert to \$199 (if there is a drop off in memberships)
- The spring newsletter will go out at the end of April/early May; those current on their assessment will receive a zero balance invoice and a post card; residents will bring post card to pool and receive their wrist bands
- The Trustees will host a BBQ on the Sunday of Memorial Day weekend; hot dogs, chips and soda will be served
- Trustees discussed the responsibilities of the Pool Trustee
 - Meet the guards; stop by occasionally to see how things are going; serve as a contact if there are issues

Budget

- Trustees reviewed the 2019 budget
 - Several revisions were recommended
- Trustees approved the budget as revised (see Attachment 2)
- Budget will be uploaded to the Association web page

Delinquent Assessments

- PMI converting to new accounting software
 - Database will be updated to reflect current receipts
 - Software adds functionality, like the ability of residents to view the status of their account at any time
- 40 assessment notices were returned
 - Justin has checked the owners/addresses with the County tax rolls
 - New notices will be sent out no later than February 15
- Once notices have been sent, delinquent accounts will receive demand letters
 - There are about 20 homeowners who will receive demand letters
 - The fee per demand letter is \$250; this is within our budgeted amount
 - Fees assessed will eventually be paid by the delinquent homeowners
- Copies of delinquent accounts, as of September 2018, were shared with the Trustees

Use of Easement Funds

- Proposal was made to buy new signage for Rustic Valley
 - Rustic Valley signs have deteriorated/were removed
 - Rolling Hills currently has two signs
 - The Meadows is only one cul-de-sac, so no signage is needed
- Justin will get bids on new signs
 - Subdivision on Ries Road has a new sign that is fiberglass but looks like brick
- Two signs will be purchased
 - One at Twigwood and Rustic Valley Dr
 - One at Twigwood and Great Hill Drive
 - MSD work may impact placement of the sign at Twigwood and Great Hill
- Once a determination is made about the signs, additional easement funds may be allocated to beautifying the cul-de-sac on Rustic Valley Ct
 - Other cul-de-sacs are grass-covered
- Information about the easement payment and uses of funds will be included in the spring newsletter

Other Matters

- Trustees discussed email from Sandy Flees, 529 Great Hill, who has concerns that a common ground tree is sitting on her fence
 - This has been investigated previously, and tree appears to be on private property
 - This information will be communicated to Ms. Flees; she can provide documentation of the tree being on common ground
- Trustees asked Justin to contact Ballwin Code Enforcement for the property at 517 Vernal Hill
 - The grass was not cut last summer, and there is a lot of debris in the back yard

The meeting concluded at 8:20 pm.