

January 29, 2023

Cyndee called the meeting to order at 3:03pm.

Old minutes from November were approved by Peter Ospako; 2nd by Glenn Redmond

Amber Collier started the presentation of what is expected at the meeting "Norms".

Financials were reviewed by Peter: There is no evidence of unethical behavior or discrepancies in the financials.

Dues will be increased from 175.00 to 225.00 for 2023. It was noted that we are the lowest HOA in the county and we need to build our reserve for any issues that may arise. The pool is 18 years old and the East Wall is collapsing which will need repairs soon and we do not have the reserve to pay at this time. Thinking ahead 5-10 years we need to plan for expenses by increasing the dues every year by 50.00 capping at 325.00. Revisit the amount when we reach this amount in 2 years. Gary Schreiner made the proposal to increase as stated, with Marcia Haldiman 2nd; all present voted Yes with no Nays.

In exhibiting good stewardship of the money we will be bidding out several expenses to include the mowing service, pool service and Insurance provider. We are currently with State Farm.

The WIFI needed for the pool gate has been paid for 12 months so that we can save 10% rather than monthly as we have paid in the past. Moving our account from Commerce Bank to Mid Missouri to enable accessibility for Peter as well as no fees and a 2.25% return on the balance which will increase our account.

We have already received 1/3 of the resident dues.

#5 covenant concerning Basketball time/noise. Kirk Hawkins raised concern that why are we specific about basketball shouldn't it be a noise issue in general. Clint Collier proposed that this be stricken from the covenants and use the Ozark City ordinance. Marcia Haldiman 2nd. Vote by members approved.

#4 capital improvements are to be left as is $\frac{3}{4}$ majority needed to approve any large improvements and will be paper ballots that are counted by a third party.

Rental properties are a concern as the residence of 1001 N 23rd is a rental, the owner is in California, several repairs are visible and upkeep is needed. John Stratman is helping with trimming of bushes and he requests that the board send a letter to the owner requesting upkeep.

The suggestion of allowing chickens in the subdivision was declined. We will leave current covenant in place.

Email was sent to the Barrington Springs email asking about the addition of picnic tables to the outside area of the pool. Kirk Hawkins proposed the motion to approve the purchase of these tables. Peter Ospako 2nd the proposal and the members agreed. Vote was Yes with one member abstaining.

Community events were discussed to increase fellowship with the residents:

Block Party with food, bounce house, corn hole...

Yoga at the pool monthly

Corn hole tournament

Food trucks are scheduled monthly at this time.

4th of July parade/party

Halloween Party: pumpkin carving/ face painting... contest

Neighborhood garage sale will be the same date as Ozark citywide sale.

Adult only pool time: agreed that adults only at the pool after 10pm to 12am. Announcement will be made on FB page.

New Business: Gary Schreiner mentioned the need for a sidewalk on McCracken. This would be a city road issue and not a HOA issue therefore he was referred to call Ozark City to discuss his issue.