

Barrington Springs HOA Annual Meeting

November 10, 2024 – Ozark Senior Center

The meeting was called to order at 4:31 p.m.

Secretary's Report – Minutes of the 2023 meeting were read by Secretary Meagan Shawhan. Linda Stratman moved, Milton Temple seconded, and the minutes were approved.

Treasurer's Report – Peter Ostapko presented the annual budget. On December 31, 2023, the HOA had a total balance of \$6,196.94. As of September 30, 2024 total balance was \$19,625.49 with a few end of year expenses still to come out. Annual dues invoices will again be mailed in January and due by March 31, 2025. Kammi Grosse moved, Marcia Haldiman seconded, Treasurer's Report was approved.

Old Business –

- Barrington Springs sign was repaired
- Pool gate was fixed
- Trees were removed
- We need a lawyer for several different issues (drainage area deed, potential covenant enforcement, clarification of board roles in bylaws). Neale and Newman will not represent us due to their representation of the Ozark Special Road District. The Board will be reaching out to the Ozark City Attorney to see if they can help with any of these issues.

New Business –

Mindy Ellis spoke about the water drainage issue and her interactions with the City and the Special Road District. It was suggested that a committee be formed to advocate for these issues, a post will be put on Facebook to try and put together a committee. The HOA will speak to a landscaper about potential fixes at the upper end to help neighbors down the line.

Board Term Limits were discussed. Bylaws are unclear. It was decided on 3 year terms with a rotating schedule so the board only changes one or two members each year.

A motion was made to waive the annual dues for Board Members beginning in 2025. The HOA holds the right to retroactively collect if the member resigns prior to December 31 of the year. Laurie Redmond moved, Ralph Kleeman seconded, this motion passed. ** Amended 12/11/24, see below

Zach Cinkosky resigned as member at large, and Toby Long volunteered to move into this position. Toby was voted in. Cyndee Batey resigned as President, Amber Collier was approved to move into that position. Brandon Braun volunteered to take the Vice President role. Peter Ostapko moved, Matt Ryan seconded, and the board positions were approved.

Peter Ostapko requested approval for the board to spend up to \$2,500 on new pool furniture, and up to \$2,500 on attorney fees if necessary. Kim Nolte moved, Bene Ellingsworth seconded, motion passed.

Peter requested that as a board we begin thinking about and exploring options for the empty lot by the pool. There will potentially be a special meeting held in the Spring/Summer 2025 to discuss this.

John Stratman mentioned a covenant violation with the camper on 23rd Ave. The board will reach out to the homeowner, and potentially speak to a lawyer about options moving forward.

Laurie Redmond made a motion to adjourn the meeting, Linda Stratman seconded. The motion passed and the meeting was adjourned at 6:00 p.m.

Matt Ryan	Ken & Mindy Ellis
Milton Temple	Toby Long
Brandon Braun	Israel & Casandra Wofford
Marcia Haldiman	Cyndee Batey
Peter Ostapko	Meagan Shawhan
Amber Collier	Zach Cinkosky
Glenn & Laurie Redmond	Kammi Grosse
Mark & Bene Ellingsworth	Terry & Kim Nolte
Don Ivey	Norm & Annette Johnston
Catherine Myrick	Lu & Jane Jansen
Ralph & Gail Kleemann	John & Linda Stratman
Kathie Krause	Roy & Brenda Rounds
Stephen Wise	

** Amended December 11, 2024

After Steve Krause brought potential legal concerns to the Board's attention regarding the vote to waive board members' annual dues, the HOA Board reviewed the Articles of Incorporation and identified potential issues. As a result, the Board resolved to table the decision until the matter could be further evaluated, including the option to consult with legal counsel, and subsequently present for a vote by a quorum at a future meeting in accordance with governing documents.