

Barrington Springs Homeowner s Association

Annual Meeting

November 17, 2025 - Ozark Senior Center

The meeting was called to order at 6:34 p.m.

There were 29 homeowners in attendance with 28 homeowners voting by proxy.

Secretary s Report - Minutes from the 2024 meeting were read by Secretary Meagan Shawhan. Terry Schroeder moved to approve the 2024 Minutes, Susan Jackson seconded, and the motion passed.

Treasurer s Report - Peter Ostapko presented the annual budget. All 2024 dues were collected. It is projected that the HOA will end the year 2025 with \$23,044. Toby Long moved to approve the Treasurer s Report, Terry Schroeder seconded, and the motion passed.

Old Business -

- President Amber Collier reported that she had spoken with an attorney regarding updating the covenants and by-laws and merging them into one seamless document. She was advised this would be an unnecessary expense, and the way the board was operating was within the limits spelled out in the original documents.
- Megan Creson at Lowther Johnson quoted a fee anywhere from \$350-\$500 to request the deed for the drainage area between 21st/22nd Avenues and the end of Hawkins Ct. Terry Schroeder moved that we proceed with a letter requesting Larry Barnes transfer the deed for that piece of property. Marcia Haldiman seconded. The motion passed.
- Amber Collier reported that she spoke with multiple landscapers regarding the run-off/drainage issues in two separate areas of the subdivision (between Apple Creek Subdivision and 19th Avenue and between 21st and 22nd Avenues). She was quoted over \$100,000 to resolve the issues. Homeowners will be responsible for handling the run-off issues how they see fit on their properties.

New Business -

- Steve Krause presented information on streetlights that were replaced in 2022. At that time the subdivision was told they were responsible for upgrades to LED and paid over \$12,000 to upgrade all streetlights in the subdivision. Steve has since done a lot of research and met with City Administrators to determine that the HOA

does not in fact own the lights. The HOA will be receiving a check for \$12,306.80 from the city for reimbursement on those light fixtures. Moving forward the city will own the streetlights and be responsible for repair/replacement.

- Toby Long presented a season ending pool update. New pool furniture was purchased for the summer of 2025. It held up nicely. King's Pool has indicated that a repair will be needed in the spring for a crack in the pool. According to them it is a relatively minor repair, and the pool is in good working condition. Toby requested we install a float system for filling the pool to reduce the amount of time spent monitoring water levels. He also noted that door frames on the pool house need replacement. Terry Schroeder moved to approve pool repairs that were recommended by King's Pool. Alexis Gibson seconded. The motion passed.
- This was the year for elections for the Board President and Treasurer positions.
**Acknowledgement: The Barrington Springs Homeowners Association Bylaws, as originally adopted, specify a three-member Board of Directors. In recent years, the Association has operated with five board positions: President, Vice President, Secretary, Treasurer, and Member-at-Large —each elected by the membership. This structure has been the understood and accepted governance practice in recent years.*
 - Terry Schroeder nominated Steve Krause for the Treasurer position. Toby Long seconded. Steve was elected and accepted the position.
 - Kathy Krause nominated Alexis Gibson for the President position. Steve Krause seconded. Alexis was elected and accepted the position.
- Peter Ostapko volunteered to chair a committee to explore possibilities for development of the vacant HOA owned lot beside the pool. Committee volunteers were Cole Booth, Terry Schroeder, Toby Long, and Sabrina Aronson.
- Milton Temple moved to pay Toby Long \$75/hour for contract labor, up to \$300 per job without a board vote. Discussion was entertained surrounding this issue. Alexis Gibson seconded. The motion was approved with Chris Elder in opposition.
 - To avoid conflict of interest, Toby Long resigned as member-at-large. Kammi Grosse volunteered to fill this role. Marcia Haldiman moved to replace Toby with Kammi. Terry Schroeder seconded and Kammi was elected to the Member-at-Large position.

- Ralph Kleemen mentioned some instances of vandalism in the Spring. Any affected neighbors should reach out to Ralph so they can be put in contact with the Prosecuting Attorney.
- Peter requested a \$50 increase in annual dues. The floor was open for discussion of this issue. After much discussion, Terry Schroeder moved to increase the annual dues \$50 for 2026 with no increase in 2027. This would make the annual dues \$325. Marcia Haldiman seconded. A vote was taken and the motion passed 39-15.
- Toby Long moved to adjourn the meeting, Kammi Grosse seconded and the motion passed. The meeting was adjourned at 8:17 p.m.

Members in Attendance

Marcia Haldiman	Sabrina Aronson
Steve & Kathy Krause	Alexis Gibson
Margaret Williams	Toby Long
Cole Booth	Mike & Monica Taylor
Don Ivey	Milton Temple
Susan Jackson	Roy & Brenda Rounds
Bill Altermatt	Kirk Hawkins
Larry & Kathleen Williams	John & Vicki McCoy
Clinton & Amber Collier	Lea-Ann Smith
Lu & Jane Jansen	Ralph & Gail Kleemann
Chris & Cammy Elder	Terry & Kay Schroeder
Richard & Carolyn Huffman	Sandy Kinser
Jason Rapp	Brandon Braun
Peter Ostapko	Meagan Shawhan
Kammi Grosse	

Members Voting by Proxy

Karen Kopecky	Reene Brown
Michelle Byerley	Joe Haake
Kent Sappington	Nichole Forrester
Heidi Heath	Christi Schupp
David Guse	Stephen Wise
George Arata	Kenneth Ellis
Bob Nichols	Drew Frost
Jim McCulloch	Teresa McKiernan
Debbie Yake	Greg Maggi
Scott Proe	Steven Buttress
Craig McAllister	Ron Steward
Gary Schreiner	Milo Swanger
Felicia Baker	Kathie Todd
Linda Carter	Sharon Ranum