



Homeowners Association Annual Member Meeting Minutes

2026-03-25

1.0 Meeting Information

Meeting Date	Wednesday March 25, 2026
Meeting Time	6:30 PM to 8:03 PM
Location	WebEx
Attendance	President: Joe Knoernschild (311 Hampton Ridge Dr) Treasurer: Jason Fallon (326 Hampton Ridge Dr) Secretary: Jim Miller (305 Hampton Ridge Dr) 1002 Morgan Meadow Drive 1015 Morgan Meadow Dr 1016 Morgan Meadow 1017 Morgan Meadow Drive 107 Katherines Cove 113 Katherines Cv 115 Katherines Cv 117 Katherines Cv 209 Andrea Lynne Dr 216 Andrea Lynne Dr 231 Andrea Lynne Drive 313 Hampton Ridge Dr Call-in User_2 Call-in User_5 John Polich
Agenda	Budget State of Affairs Update on Lawsuit Poll/Survey regarding Covenants Community Volunteer Base

2.0 Attachments

2026 Annual Meeting PowerPoint Slides are on pages 3-20.

3.0 Meeting Minutes

This WebEx meeting was recorded. The recording can be found by visiting:

https://youtu.be/4KmfUeg_BDU?si=K88YIZeEVEOkDaIO. Alternatively, you can visit the West Hampton Woods YouTube Channel and view posted videos:
<https://www.youtube.com/@WestHamptonWoods>.

The Board President and Treasurer were the primary presenters and presented the Budget, State of Affairs, an Update on the Lawsuit, Upcoming Poll/Survey regarding Covenants, and the Community Volunteer Base. The Board also answered all questions asked. The entire presentation and discussion, can



Homeowners Association Annual Member Meeting Minutes

2026-03-25

again be found on the West Hampton Woods YouTube Channel where the video is titled, “March 25, 2026: WHW HOA Annual Member Meeting.”

4.0 Board Approval of Meeting Minutes

The board approved these minutes as is represented by the Secretary’s Signature below.


[Jim Miller \(May 11, 2026 11:51:24 CDT\)](#)

Jim Miller
Secretary
305 Hampton Ridge Dr



2026 Annual Meeting

Wednesday March 25, 2026

Slide 6 Corrected Per Meeting Comments

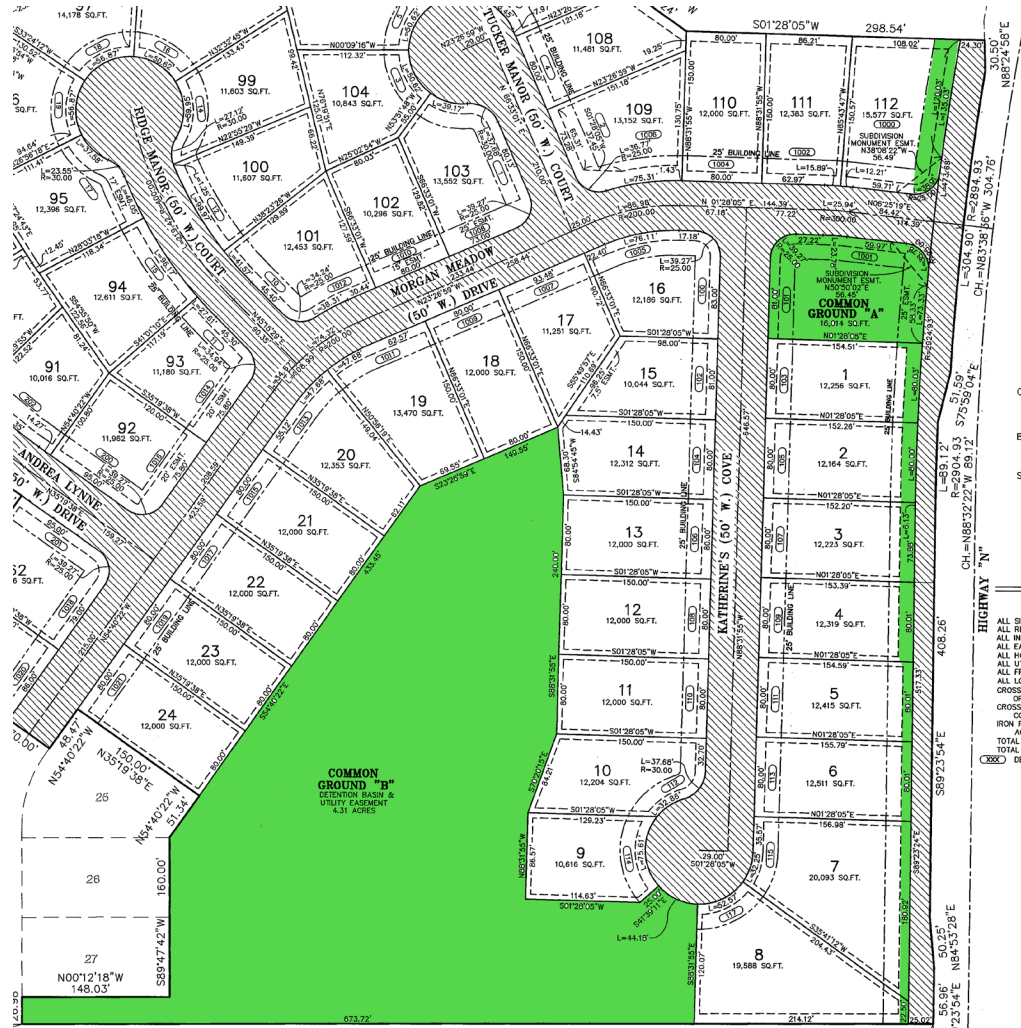


Agenda

- Budget
- State of Affairs
- Update on Lawsuit
- Poll/Survey regarding Covenants
- Community Volunteer Base

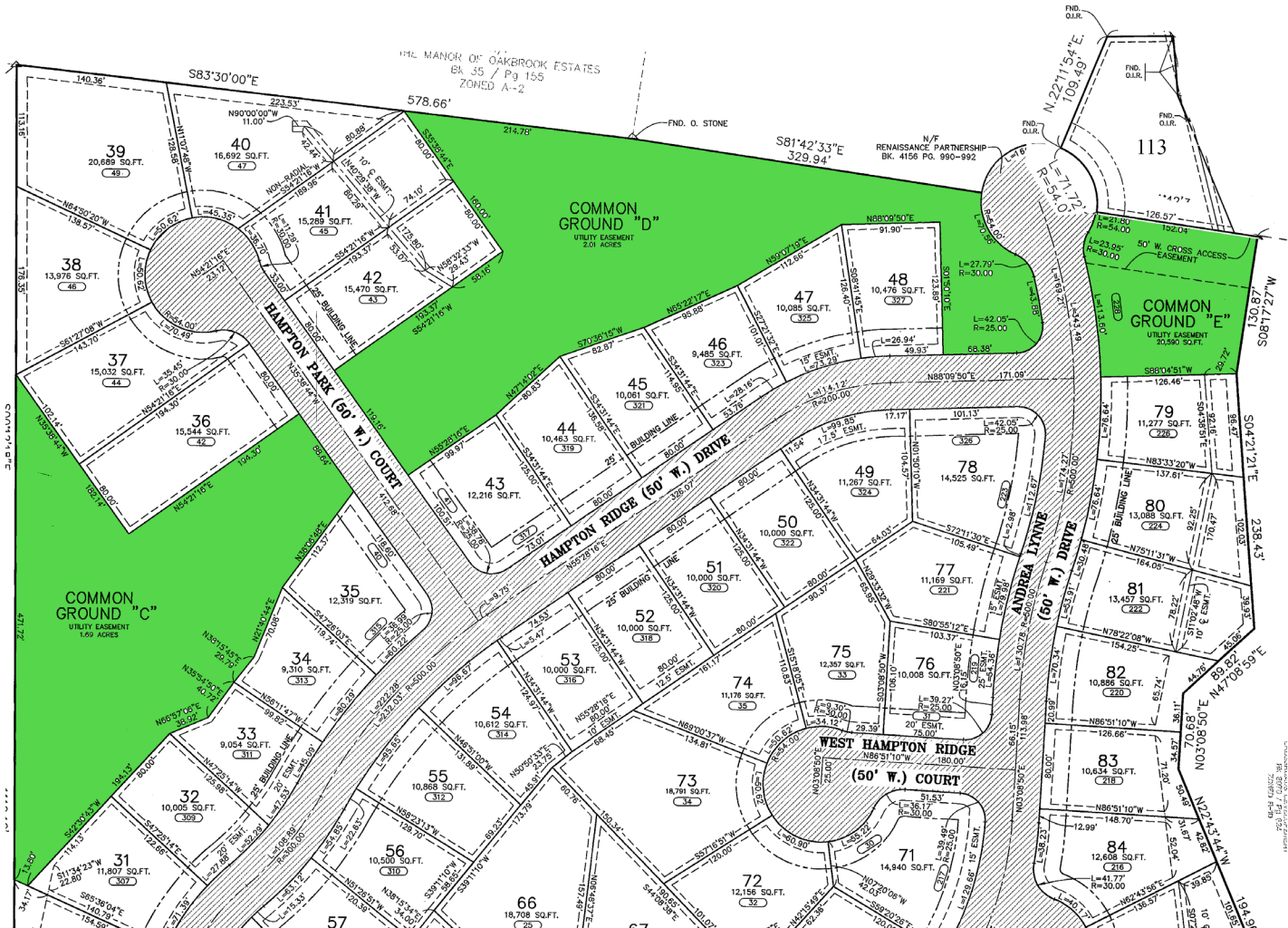


All Common Ground Locations





All Common Ground Locations





2025 Actuals

2025 West Hampton Woods Homeowner's Association Financial Statement			
Income	Year to Date		
	Actual	Budget	Variance
Assessment Income	44,400.00	45,200.00	(800.00)
Late Fee Income	742.79	300.00	442.79
Interest Income	872.22	50.00	822.22
Quivre River Capital	82.68	100.00	(17.32)
Total	46,097.69	45,650.00	447.69
Expenses	Year to Date		
	Actual	Budget	Variance
Management Fees	7,116.00	6,960.00	(156.00)
Tax Preparation	525.00	345.00	(180.00)
Legal Fees	1,000.00	500.00	(500.00)
Postage/Printing/Supplies	356.16	0.00	(356.16)
Election Costs 3rd party	200.00	0.00	(200.00)
Insurance-General Liability	3,325.00	3,200.00	(125.00)
State & Local Income Tax	6.00	0.00	(6.00)
Other Taxes & Fees	55.00	50.00	(5.00)



2025 Actuals

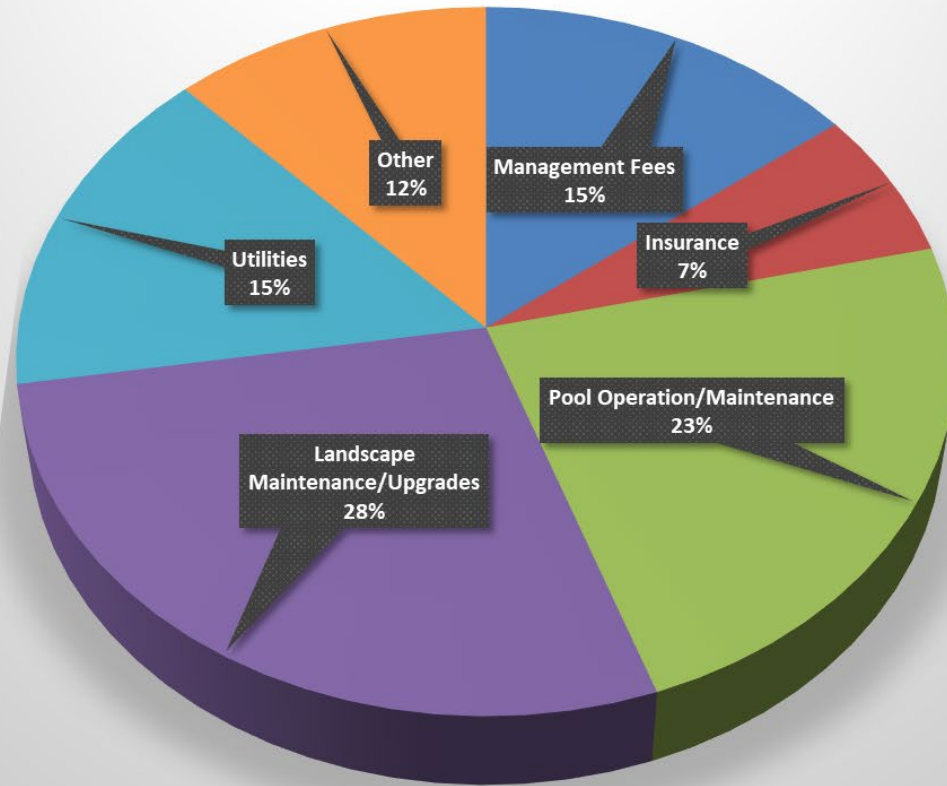
(Corrected After Meeting)

Annual Registration	35.00	35.00	0.00
Pool Operation & Mgmt.	6,380.00	6,700.00	320.00
Pool Maintenance	2,560.73	2,000.00	(560.73)
Pool Monitoring	99.99	0.00	(99.99)
Pool Permits	0.00	220.00	220.00
Pool Furniture	195.80	500.00	304.20
Pool House Maintenance	125.00	0.00	(125.00)
Cleaning	520.00	500.00	(20.00)
Electricity	3,971.39	3,500.00	(471.39)
Sewer	708.11	830.00	121.89
Charter/WIFI	1,367.85	1,250.00	(117.85)
Water	2,891.71	2,700.00	(191.71)
Irrigation/Repair	945.75	1,000.00	54.25
Fountain Maintenance/Repair	1,554.26	350.00	(1,204.26)
Lake Maintenance/Repair	1,301.47	400.00	(901.47)
Gen. Maint. & Repair	1,092.13	400.00	(692.13)
Lawn Maint. & Landscaping	12,708.00	12,000.00	(708.00)
Landscaping upgrades	0.00	2,000.00	2,000.00
Trash Removal	169.95	150.00	(19.95)
Total	49,210.30	45,590.00	(3,620.30)



2025 Actuals

2025 Financials By Major Categories





2026 Budget

- Current Account Information:

smartwebs West Hampton Woods Homeowner's Association ✓

Dashboard GL ▾ Receivables ▾ Payables ▾ Banking ▾ Reports ▾

Bank Accounts

Columbia Bank Operating #2170 Columbia Bank Operating #2170 (*****2170)	\$ 51,259.88 \$ 55,407.42	Columbia Bank Reserve #2178 Columbia Bank Reserve #2178 (*****2178)	\$ 0.00 \$ 0.00
---	-------------------------------------	---	---------------------------

[View Details](#) [Reconcile](#) [...](#)



2026 Budget

Income	
	Budget
Assessment Income	\$45,200.00
Fines and Fees Credit From 2021-2025	(\$282.43)
Total	\$44,917.57
Expenses	
	Budget
5000 - Management Fees	\$7,068
5007 - Office Supplies	\$35
5008 - Postage Subscription	\$252
5012 - State & Local Income Tax	\$6
5021 - Mailings	\$656
5024 - Tax Preparation	\$345
5040 - Legal Fees	\$0
5048 - Other Taxes & Fees	\$50
5090 - Annual Registration	\$35
5100 - Insurance-General	\$3,325
5133 - Fountain Maintenance/Repair	\$200



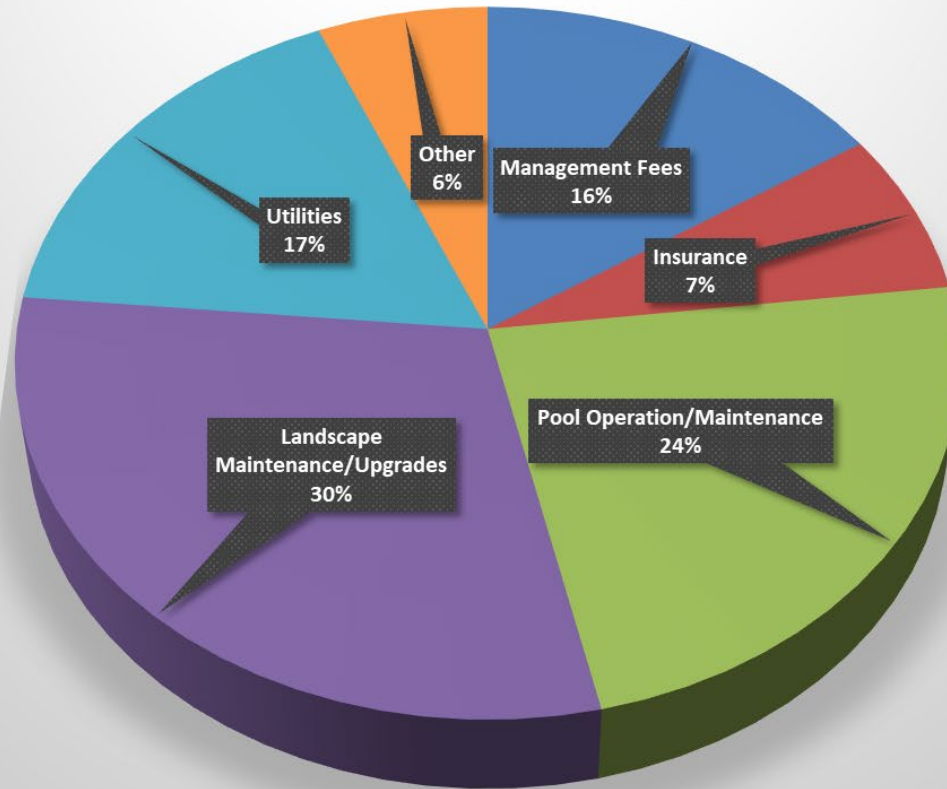
2026 Budget

5200 - Lawn Maint. & Landscaping	\$12,504
5203 - Irrigation Maintenance/Repair	\$1,000
5204 - Grounds Maintenance	\$500
5300 - Electricity	\$4,000
5302 - Water	\$2,900
5303 - Trash Removal	\$150
5305 - Charter/WIFI	\$1,250
5308 - Sewer	\$830
5408 - Gen. Maint. & Repair	\$400
5433 - Lake Maintenance/Repair	\$400
5500 - Pool Operation & Mgmt.	\$6,380
5501 - Pool Maintenance	\$2,000
5502 - Pool Monitoring	\$100
5503 - Pool Permits	\$156
5506 - Pool Phone Hardware	\$500
5507 - Pool Phone subscription	\$10
Sub Total Expense	\$45,052.00
Overage/(shortfall)	(\$134.43)



2026 Budget

2026 Budget By Major Categories





State Of Affairs

- 2026 Assessment Status:
 - 80% of Member's Have Paid
 - 26 Member's Left To Pay
- IPM Transferred HOA Money In Two Payments:
 - 12/31/2025: \$4,168.45
 - 01/23/2026: \$22,421.17
 - Total: \$26,589.59
- IPM Failed To Pay Two Bills Sent To Them:
 - September Runyon Landscape Bill: \$1,059
 - St. Charles County Pool License For 2026: \$155.01
- Board has verified year end IPM transfer makes sense but cannot verify ledger because IPM has not responded to our requests for A digital ledger



State Of Affairs

- Forward Financial Look:

As of March 23, 2026	
IPM paid us	\$26,589.62
IPM Unpaid Sept Runyon	(\$1,059.00)
IPM Unpaid Pool License	(\$155.01)
2025 Ending Balance	\$25,375.61
2026 Assessment Year	
Paid to Date	\$34,730.72
26 Unpaid Dues Collected	\$10,186.85
Operating Capital	\$44,917.57
Jan-Mar Expenses	(\$10,060.80)
Unspent Planned Budget	(\$37,522.91)
2026 Projected Budget Balance	(\$2,666.14)
2026 Projected Ending Balance	\$22,709.47

- Front Entrance Lighting Repair

- Jim freely obtained cabling and Jason will install around May 2026

- Runyon has mulched beds and done spring cleanup per contract



State Of Affairs

- 2025 Covenant Amendment Status
 - Lawyer looking into whether or not IPMs handling of the amendments was legally valid as a number of issues are present specific to MO State Law and WHW HOA Covenants
 - Expect an Answer by May
- Covenant Enforcement
 - Some covenant restrictions are no longer enforceable
 - Members seem to have varying opinions on what we should enforce
 - Lawyer suggests revising Covenants to remove those restrictions that can't be enforced, or people don't plan or want to enforced
 - More to follow in slides on this



State Of Affairs

- Landscape Upgrades Needed
 - A Landscape Design Firm donated free design services – In Progress
 - Plan to hold a future meeting to go over plans, etc.
 - Main areas of focus are front entrance, pool landscaping, and general maintenance of corridor between Highway N and behind Catherine's Cove Homes (holes where trees were, removal of dead trees, replacement trees, removal of crumbling rock sliding down hill, etc.)
- Pool Repair
 - IPM notified us of need for caulking replacement and retiling of pool
 - Board to get quotes after season opens (pool cover removed)
 - Current plan would be to repair end of season after members approve repair amount TBD
- Retention Basin
 - Jason/Jim will reinstall the pond pump



Update On Lawsuit

- On 2/23/26 We Met With The Attorney And Later Met As A Board
- We Unanimously Voted To Follow The Attorney's Recommendation To Drop The Lawsuit
- If You Have Questions, Please Read The Letter From The Attorney Posted On www.whwhoa.org



Poll/Survey regarding Covenants

- In the coming months, we will send out surveys to:
 - gauge member interest on certain covenant restrictions
 - Seek input on fines, fees, and liens
 - Seek input on other amendment considerations



Community Volunteer Base

- Several members have informed us they want to volunteer to help
- Member Newsletter “West Hampton Woods Herald”
 - Brian Alexander & Alissa Moore will be writing it
 - Email WHWH63385@outlook.com to submit suggestions, stories, photos, recipes, new pets, birthdays, kids who offer babysitting/services, etc.
 - No photos will be posted without permission
 - If you have a small business and would like a free “ad” let them know
 - 1st edition to be posted on FaceBook and emailed thereafter
- Alissa Moore will be working to setup events to bring us together as a community. Current ideas are:
 - Annual chili cookoff
 - Group to play Bunco or Euchre
 - Possibly another food truck event like last year






2026-03-25 - Annual Member Meeting

Final Audit Report

2026-05-11

Created:	2026-05-11
By:	Joseph Knoernschild (orders@knoernschilds.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAaoJr5-ldSFNT07c1_VQYzQvUjIEtrYz

"2026-03-25 - Annual Member Meeting" History

-  Document created by Joseph Knoernschild (orders@knoernschilds.com)
2026-05-11 - 4:07:22 PM GMT
-  Document emailed to Jim Miller (jm72miller@gmail.com) for signature
2026-05-11 - 4:07:30 PM GMT
-  Email viewed by Jim Miller (jm72miller@gmail.com)
2026-05-11 - 4:50:39 PM GMT
-  Document e-signed by Jim Miller (jm72miller@gmail.com)
Signature Date: 2026-05-11 - 4:51:24 PM GMT - Time Source: server - Signature Appearance Selected: MOBILE_DRAW
-  Agreement completed.
2026-05-11 - 4:51:24 PM GMT