



Homeowners Association Board of Directors Meeting Minutes

05-27-2026

1.0 Meeting Information

Meeting Date	Wednesday May 27, 2026
Meeting Time	6:00 PM to 6:44 PM
Location	311 Hampton Ridge Dr
Attendance	President: Joe Knoernschild Treasurer: Jason Fallon Secretary: Jim Miller
Agenda	Signs Front Lights Upper Lake/Pond Sign Debit Card Account Front Landscaping Raising HOA Dues Delinquent Accounts Liens against Previous Owners of 1020 Morgan Meadow Dr Reserve Study

2.0 Attachments

Liens and Proof of Payment

3.0 Meeting Minutes

3.1 Signs – A Motion to Vote passed & the Vote was 3-0 approving the following:

The board approved accepting Sigo Signs offer to reprint all our signs for free due to the damaged condition we received them in. They will reprint the neighborhood sign at the correct dimensions of 3x3 square and the seasonal Open will be changed from Memorial Day to Labor Day to “Memorial through Labor Day Weekends.” We will store the extra signs in case something happens to the signs already hung.

3.2 Front Lights – A Motion to Vote passed & the Vote was 3-0 approving the following:

The board approved getting quotes from electrician’s to repair the lights shining on the front signage of the neighborhood. The board originally planned to do the work ourselves but due to deaths in the family and sick family members and time being spent on the HOA, the directors don’t have the time to fix this in a timely manner.



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3.3 Upper Lake/Pond Sign – A Motion to Vote passed & the Vote was 3-0 approving the following:

The board agreed to remove the sign from the post that states, “Private Property, No swimming, boating, fishing.” The post will remain in case it is decided a new sign needs to be hung. The President has reached out to Arbor Valley to determine what, if any, requirements they have imposed to their homeowners and the board will review those next meeting to decide best course of action since Arbor Valley owns the vast majority of the lake and we want to partner with them vs. create a feud situation.

3.4 Debit Card Account – A Motion to Vote passed & the Vote was 3-0 approving the following:

The board agreed that no member will use petty cash or otherwise withdraw cash from the debit card. All debit card purchases will be board approved. Community Financials shall fund the debit card account with \$1,000 which should cover the recurring subscriptions that are currently board approved such as Webex, stamps.com, and Microsoft email which amounts to around \$127/month with 7 months of the year remaining. The board can approve at a later time to increase funds to the debit card should such an action be required.

3.5 Front Landscaping – A Motion to Table passed:

The board agreed to continue working on obtaining bids on the landscaping and table the discussion until bids are received.

3.6 Raising HOA Fees – A Motion to Table passed:

The board agreed to have the President and Treasurer separately review current financials for 2026 and project a budget cost for 2027. Said projection will be used by the board to propose options to the neighborhood on how to handle rising costs. These 2027 projected budgets are due to the board for the next meeting.

3.7 Delinquent Accounts – A Motion to Vote passed & the Vote was 3-0 approving the following:

The board agreed to write a letter to the 16 members who are delinquent on payment and then pay Community Financials to mail these 16 letters. The cost should be under \$35 and will save the board time which is needed right now as the board has been and is working a number of open items. The letter will provide members until July 15 to pay their bill. After such time, the board will pursue liens against unpaid homeowners in accordance with the Covenants.

3.8 Liens filed against 1020 Morgan Meadow Dr Pre-2021 – A Motion to Vote passed & the Vote was 3-0 approving the following:

The board was presented proof by Erin Nicole Oakley of Leaders Title STL, that two liens filed against 1020 Morgan Meadow Dr were paid in full in 2020 with proof of payment. The previous management company failed to remove the liens and now the liens are holding up the title company from Closing the



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home sale. The board agreed to issue lien waivers against the two liens based on the lien payment information provided. The liens were filed in 2018 and 2019. The board would like to include these receipts in the lien releases.

3.9 Reserve Study – A Motion to Vote passed & the Vote was 3-0 approving the following:

The board approved the Treasurer to obtain quotes on the cost of obtaining a Reserve Study.

4.0 Next Meeting

Wednesday June 17, 2026 at 5:30 PM

5.0 Board Approval of Meeting Minutes

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

[James miller \(May 28, 2026 10:21:15 CDT\)](#)

Jim Miller
Secretary
305 Hampton Ridge Dr



20191216000722090 LIEN

Bk: DE7199 Pg: 1603
12/16/2019 11:19:54 AM 1/2

CERTIFIED-FILED FOR RECORD
Mary E. Dempsey
Recorder of Deeds
St. Charles County, Missouri
BY: DCARROLL \$24.00

2
4
50

**NOTICE OF ASSESSMENT BY
DIRECTORS OF WEST HAMPTON WOODS HOA
DATE: AUGUST 22, 2019**

WHEREAS, the undersigned are the duly appointed and acting **Directors of West Hampton Woods HOA (Grantees)**, c/o City & Village Tax Office, #3 Hollenberg Court, Bridgeton, MO 63044, under a certain Indenture recorded in **Book 4044 Page 908** of the **St. Charles County Records**, and amendments thereto of record, if any, and

WHEREAS, the Directors by the authority of the power vested in them under the terms of said Indenture did levy an assessment against each lot in the subdivision **West Hampton Woods**, and

WHEREAS, the assessment levied against the following described property

LEGAL DESCRIPTION:

**Lot 61 of WEST HAMPTON WOODS, a subdivision in St. Charles County, MO, according to plat thereof recorded in Plat Book 41 Page 294 of the St. Charles County Records. Known as and numbered 1020 Morgan Meadow Dr., Wentzville, MO 63385.
4-0025-9703-00-61**

RECORD OWNER (GRANTORS):

Contejean, TiJana D

UNPAID ASSESSMENTS:

1/1/2018 to 12/31/2018 \$400.00 (Partial payment acknowledged); 1/1/2019 to 12/31/2019 \$400.00

(plus any interest, late fee, recording fees, attorney fees, etc., if any, from due date to date of payment), remains unpaid as of this date,

NOW THEREFORE, in order to give proper legal notice of the aforementioned assessment, said Directors, acting pursuant to the powers vested in them by the aforesaid Indenture of record and said amendments thereto of record, if any, have executed this notice of assessment which shall be a LIEN upon the above mentioned lot in the amount above set forth as provided in said Indenture of record and said amendments thereto of record, if any, and by resolution duly adopted have ordered this instrument recorded in the Office of the Recorder of Deeds of St. Charles County, State of Missouri.

Ref: 3970-00610

ew

Return to: City & Village Tax Office, #3 Hollenberg Court, Bridgeton, MO 63044

2
1
5-2



20181218000703920 LIEN
Bk:DE7015 Pg:1848
12/18/2018 09:07:29 AM 1/2

CERTIFIED-FILED FOR RECORD
Barbara J. Hall
Recorder of Deeds
St. Charles County, Missouri
BY:CGRAF \$24.00

**NOTICE OF ASSESSMENT BY
DIRECTORS OF WEST HAMPTON WOODS HOA
DATE: OCTOBER 2, 2018**

WHEREAS, the undersigned are the duly appointed and acting **Directors of West Hampton Woods HOA (Grantees)**, c/o City & Village Tax Office, #3 Hollenberg Court, Bridgeton, MO 63044, under a certain Indenture recorded in **Book 4044 Page 908** of the **St. Charles County Records**, and amendments thereto of record, if any, and

WHEREAS, the Directors by the authority of the power vested in them under the terms of said Indenture did levy an assessment against each lot in the subdivision **West Hampton Woods**, and

WHEREAS, the assessment levied against the following described property

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4-0025-9703-00-61

RECORD OWNER (GRANTORS):

Contejean, TiJana D

UNPAID ASSESSMENTS:

1/1/2018 to 12/31/2018 \$400.00 (Partial payment acknowledged)

(plus any interest, late fee, recording fees, attorney fees, etc., if any, from due date to date of payment), remains unpaid as of this date,

NOW THEREFORE, in order to give proper legal notice of the aforementioned assessment, said Directors, acting pursuant to the powers vested in them by the aforesaid Indenture of record and said amendments thereto of record, if any, have executed this notice of assessment which shall be a **LIEN** upon the above mentioned lot in the amount above set forth as provided in said Indenture of record and said amendments thereto of record, if any, and by resolution duly adopted have ordered this instrument recorded in the Office of the Recorder of Deeds of **St. Charles County, State of Missouri**.

Ref: 3970-00610

Return to: City & Village Tax Office, #3 Hollenberg Court, Bridgeton, MO 63044

Enw

Disbursement

U.S. Title - Technology

3401 Technology Dr

#140

Lake St. Louis, MO 63367

Controlled Disbursement #: 430008713

File #: 2043020-18478

Posted: 1/28/2021 4:01:00 PM

Printed: 1/28/2021 4:01:00 PM

By: Deirdre Owenby

Method: Controlled Disbursement

Amount: **\$2,176.39**

Payer: City and Village Tax Office

Note:

Memo: Ref #

	<i>Item</i>	<i>Amount</i>
Trustee Assessment 1/1/2018-12/31/2021 to City and Village Tax Office		\$2,146.39
Trustee Letter to City and Village Tax Office		\$30.00
	Total:	\$2,176.39

City & Village

Tax Office, L.L.C. * Since 1937
 #3 Hollenberg Court | Bridgeton, MO 63044
 Monday thru Friday - 7:30 A.M. to 4:00 P.M.
 Phone (314) 739-4800 | Fax (314) 739-3098

ACCOUNT AS OF: 01/12/2021

CITY 3970 West Hampton Woods HOA
 ACCOUNT # 3970-00610
 TITLE COMPANY FAX # (314) 514-9735

NAME Contejean, TjJana D.
 STREET # 1020
 STREET NAME Morgan Meadow
 CITY-STATE-ZIP Wentzville, MO 63385
 LOCATOR # 4-0025-9703-00-61
 LEGAL DESC. West Hampton Woods Lot 61

NOTE: Our records indicate the assessment is unpaid for the period of 1/1/18 to 12/31/21 in the amount of \$2,146.39. This amount is calculated for payment within 30 days. If not, additional interest will be added.
 PLEASE NOTE: Lien(s) will be processed for release upon full payment.

<u>BILLING CODE</u>	<u>PERIOD</u>	<u>BASE</u>	<u>OTHER</u>	<u>PAID AMT.</u>	<u>PAID DATE</u>	<u>AMT. DUE</u>
12 Trustee Assessment						
	01/01/2017 to 12/31/2017	250.00	135.00	385.00	04/06/2018	0.00
	01/01/2018 to 12/31/2018	400.00	274.14	3.75	04/06/2018	670.39
	01/01/2019 to 12/31/2019	400.00	216.00	0.00		616.00
	01/01/2020 to 12/31/2020	400.00	60.00	0.00		460.00
	01/01/2021 to 12/31/2021	400.00	0.00	0.00		400.00
12 Trustee Assessment						2,146.39
TOTAL AMOUNT DUE:						2,146.39







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Final Audit Report

2026-05-28

Created:	2026-05-28
By:	Joseph Knoernschild (orders@knoernschilds.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAEOAJRqxIRWXOsIRREv6cfJWCG1zDvX1i

"2026-05-27 - Board Meeting Minutes" History

-  Document created by Joseph Knoernschild (orders@knoernschilds.com)
2026-05-28 - 3:15:47 PM GMT
-  Document emailed to jm72miller@gmail.com for signature
2026-05-28 - 3:16:19 PM GMT
-  Email viewed by jm72miller@gmail.com
2026-05-28 - 3:20:32 PM GMT
-  Signer jm72miller@gmail.com entered name at signing as James miller
2026-05-28 - 3:21:13 PM GMT
-  Document e-signed by James miller (jm72miller@gmail.com)
Signature Date: 2026-05-28 - 3:21:15 PM GMT - Time Source: server - Signature Appearance Selected: MOBILE_DRAW
-  Agreement completed.
2026-05-28 - 3:21:15 PM GMT