

# Hermitage Hills Subdivision

Board of Trustees: John Linsenbardt, Linda Petersen, Joshua Hunt,  
Tim Davis, Dan McKean

P.O. Box 426, Fenton, MO 63026  
[hhtrustees@hermitagehills.net](mailto:hhtrustees@hermitagehills.net)  
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## General Meeting

The 2013 Subdivision Meeting will be held on Thursday, September 26, 2013 at 7:00p.m. - 9:00p.m. at the Rockwood Summit High School. Check-in will begin at 6:30p.m. Our meeting will be in the Theatre this year. The meeting will include a presentation from the HOA Board of Trustees regarding budget information for 2014 and voting items being submitted to the lot/homeowners. The Board of Trustees will be collecting the ballots that were sent out to all lot/homeowners in

August at the meeting. If you are unable to attend please mail your ballot to: P.O. Box 426, Fenton, MO 63026. In order for your vote to be counted, the Board of Trustees must receive your ballot by September 26, 2013. Please plan to attend. The Trustees have a good amount of information to discuss with the Subdivision. We look forward to seeing everyone there.

## Ballot Items

There are 5 items up for vote on the 2014 Ballot. Each item up for vote will require 2/3 of the Owners voting in person or by absentee ballot to vote for the item in order for it to pass. The

board would like to explain each item up for vote and why we feel that it should be approved.

## Voting Item #1 - Voting of Trustees

Two positions on the board were vacated this past year. The board appointed Linda Petersen the empty position during December of 2012. Joshua Hunt was appointed to the next position during June of 2013. With these two appointments, the board's total trustees will remain at five which is imperative to the amount of work the board needs to complete. Please vote for two candidates. There are also two empty slots for any write-in candidate. If you choose to write-in a candidate, please ensure that the individual meets the requirements set out in Section 3.2 of the Board of Trustees, which states:

Only a person at least 21 years old who is a record owner of a Lot directly or is a designated representative of an entity owning a Lot and is current in all payments to the Subdivision may run for the position of Trustee.



## Ballot Items Continued

### Voting Item #2 - Change Section 3.2 of the Indentures

The trustees propose to change Section 3.2 of the new indentures as there is an issue with the wording that could cause continuity problems in keeping experienced trustees on the board in order to serve the subdivision better. Currently when a trustee resigns and a new one is appointed, the new trustee only serves till the next election. The potential problem the trustees see with this is that between re-elections and resignations, there is the potential that **ALL FIVE** trustees may be up for election in a single year. That would eliminate the staggered terms that were written into the new indentures specifically to ensure there would always be at least 3 experienced trustees on the board.



#### **Currently Section 3.2 reads:**

Should a Trustee be unable to serve or resign or abandon the position or move from the Subdivision or be in default on Subdivision payments or be convicted of a felony or have misdealt with community funds or have more than 3 unexcused absences from meetings, the position shall be vacant and the remaining Trustees shall **appoint a person to serve until the next election** when the vacant seat and remaining term shall be filled by a vote of the owners. All Board Members are subject to recall under Section 5.7.

#### **The Trustees propose wording of Section 3.2 be changed to:**

Should a Trustee be unable to serve or resign or abandon the position or move from the Subdivision or be in default on Subdivision payments or be convicted of a felony or have misdealt with community funds or have more than 3 unexcused absences from the meetings, the position shall be vacant and the remaining Trustees shall **appoint a person to serve the remaining term of the vacated seat.** All Board Members are subject to recall under Section 5.7

### Voting Item #3-Chancellor Farms



The property owners of the 10 Chancellor Farm lots (7 on York Lane and 3 on Walnut Ridge Drive) have expressed an interest in becoming a part of the Hermitage Hills Subdivision. These lots are not a part of the original subdivision, but the owners can only access their homes by using the streets of Hermitage Hills. Currently they each pay Hermitage Hills a separate annual ingress/egress fee to use our streets. Their wish is to become full members of the subdivision, with full voting rights and paying the same Administrative and Road Maintenance Assessments as the Hermitage Hills property owners do.

The trustees consulted our lawyer and came up with the following

## Ballot Items Continued

### Voting Item #3-Chancellor Farms Continued

requirements they would have to meet:

1. They will have to have 100% agreement from all 10 Chancellor Farm owners to join our subdivision.
2. They will need to hire a lawyer and pay the legal costs to have a document drawn up and filed at the Jefferson County Recorder of Deeds office to take care of the legal requirements of becoming part of Hermitage Hills.
3. They will also need the approval of the owners of Hermitage Hills to join our subdivision, using the standard 2/3 approval of all voting owners as laid out by the indentures.

**This ballot item is simply performing item # 3 on the list. It will not legally join the 10 Chancellor Farm lots to Hermitage Hills. By having the pre-approval of the Hermitage Hills owners, it will allow the trustees and the Chancellor Farms owners to proceed with the knowledge that their efforts and money would not be wasted.** If it passes, it does give the board permission to proceed, (including having it examined by our lawyer), without having to wait for the next election because it's already been pre-approved by the owners.

The trustees feel that having the Chancellor Farm owners join us is a good thing for both our subdivision and for them as they are currently members in everything but name and allow them to have a voice and a vote in the neighborhood they live in.

### Voting Item #4 and #5-2014 Budgets and Assessments

The assessments levels for 2014 will remain the same as the 2013 levels, \$50 for the Administrative Assessment and \$100 for the Road Maintenance Assessment. Even though there is no change in the Assessment levels, the indentures still require them to be on the ballot because the budgets have to be approved also.



## 2014 Administrative Budget

**2014 Administrative Assessment Budget**

The Board of Trustees has put together a proposed budget for 2014. The 2014 Administrative Assessment will remain at \$50.00 per lot and therefore will not require a vote. The HOA would collect \$20,150 (403 lots x \$50) at 100% collection rate. Any funds remaining from 2014 will be carried over to 2015 and would be in consideration for 2015's budget.

EXPENSES	Expenses: Year-To-Date (9/15/13)	2013 Administrative Budget	2014 Administrative Assessment Budget
Legal Fees	\$0.00	\$2,000.00	\$3,500.00
Legal Judgment	\$6,350.00	\$6,350.00	\$5,900.00
Office Expenses	\$744.92	\$1,200.00	\$1,500.00
Website	\$0.00	\$0.00	\$350.00
Postage	\$446.20	\$1,200.00	\$1,150.00
Street Lights	\$133.44	\$150.00	\$150.00
P.O. Box	\$78.00	\$80.00	\$80.00
Miscellaneous	\$12.10	\$1,000.00	\$1,000.00
Insurance	\$1,064.00	\$1,100.00	\$1,200.00
Common Ground/Lake Maintenance	\$1,621.83	\$2,500.00	\$2,750.00
General Meeting	\$120.00	\$400.00	\$400.00
Emergency Fund	\$0.00	\$1,598.00	\$2,170.00
<b>Total</b>	<b>\$10,797.49</b>	<b>\$17,578.00</b>	<b>\$20,150.00</b>



## 2014 Street Budget

**2014 Street Assessment Budget**

The Board of Trustees has put together a proposed budget for 2014. The 2014 Street Assessment will remain at \$100.00 per lot and therefore will not require a vote. This Assessment would only be applied to the lots within the subdivision that receive the benefits of the street repair, maintenance, and snow removal. The HOA would collect \$34,100 (341 lots x \$100) at 100% collection rate. Any funds remaining from 2014 will be carried over to 2015 and would be in consideration for 2015's budget.

EXPENSES	Expenses: Year-To-Date (8/20/13)	2013 Street Assessment Budget	2014 Street Assessment Budget
Road Repair	\$23,574.03	\$17,600 (Estimated)	\$22,000.00 (est.)
Snow Removal	\$5,580.00	\$10,000.00	\$10,000.00
Neighborhood Improvement District (NID)	\$5,000.00	\$5,000.00	\$0.00
<b>Total</b>	<b>\$34,154.03</b>	<b>\$32,600.00</b>	<b>\$32,000.00</b>



## 2013 Expense Report Continued

### Street Maintenance:

<u>Expenses</u>	<u>Spent</u>	<u>2013 Budget</u>	Under/ <u>Over</u> budget
Road Repair	\$23,574.03	\$17,600.00	<b>-\$5,974.03*</b>
Snow Removal	\$5,580.00	\$10,000.00	\$4,420.00
NID study	<u>\$5,000.00</u>	<u>\$5,000.00</u>	<u>\$0.00</u>
<b>Street Totals</b>	<b>\$34,154.03</b>	<b>\$32,600.00</b>	<b>-\$1554.03</b>

\*Extra funds from unused snow budget and collection company payments to Hermitage Hills

**Total Expenses** **\$44,951.52**

**Sept 15, 2013 Bank Balance** **\$19,263.32\***

\*\$10,000.00 reserved for snow removal, \$2000 reserved for 2 construction bonds

## Sign Vandalism

Sometime during the night of August 25, 2013, vandals spray-painted racial and offensive language on our entrance sign. One of our board members spotted this in the morning hours on August 26 and by that evening we had painted over the offensive words. Although we, the trustees, do not hold ourselves accountable for the destruction caused by the vandals, we do apologize to anyone in our community who saw the offensive language before we were able to remedy the situation.

## Avid Gardener Needed

We are looking for an avid gardener who would be interested in maintaining the plantings around our entrance sign. If you are interested in the position, please email the trustees at [hhtrustees@hermitagehills.net](mailto:hhtrustees@hermitagehills.net) or write to the trustees at P.O. Box 426, Fenton, MO 63026.



## New Trustee

In June of 2013, the Board of Trustees appointed Josh Hunt into the vacant Trustee position. Josh Hunt is a world renowned food critic who has recently joined the Hermitage Hills Subdivision. Okay, so maybe he isn't a food critic, but he has recently moved to Hermitage Hills with his wife Robyn and their two furry friends in February 2013. Josh grew up in Swartz Creek, Michigan and moved to the St. Louis area in 2009. Josh has obtained his associates degree in Building and Construction technology through Mott Community College. He currently

works for MJ Products as a Project Manager here in Fenton. When he has spare time he enjoys fishing, hunting, and being outdoors. Josh is an avid sports fan and enjoys watching professional hockey and football. When Josh is home he enjoys cooking gourmet meals for him and his family. Josh is married to his wonderful wife Robyn, with hopes of children in the near future. Josh hopes that his contributions to the Hermitage Hills Subdivision can help to make the subdivision a great place to live for all of its residents.

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## Scheduled 2013 Road Repairs

After reviewing the subdivision, the Trustees decided to repair some of the worst damage to our roads.

Construction has been completed on:

1. Waybridge Lane at the Turnbridge Intersection.
2. Westbourne Way just east of Pine Haven.
3. Waybridge Lane just west of Pine Haven.
4. Entrance to Lazy Oak.
5. Potholes throughout our subdivision:

- a. On Waybridge from Hermitage to Turnbridge.
- b. On Hermitage from Waybridge to High Cliff.
- c. Entrance at Timberside.

The trustees are very excited to see some real progress on some of the worst roads in our subdivision. The road construction was completed on September 11, 2013.



## Snow Removal

In looking toward the upcoming winter, the trustees would like to take a moment to ask the residents to please remove their parked vehicles from the roads during snowstorms. Removing these vehicles, especially on the entrance roads, narrow roads and near intersections, will allow the snow plows to clear our roads better and allow easier driving for all who live in our subdivision. Thank you for your cooperation!