



Annual Meeting Minutes  
September 4, 2019

Board members present:	John Andesilich, President Kathy Juergens, Secretary Curtis Litchfield, Treasurer
Management representative present:	Greg Phillips AMC Management, LLC
Guests:	Jim Walsh, J. Walsh Insurance
Location:	Stefanina's Restaurant-Wentzville
Others:	12 households represented 1 Proxy

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**Call to Order/Approval of Meeting Minutes**

After dinner was served, Board President John Andesilich called the meeting to order at 7:15 p.m. The July 15, 2019 meeting minutes were unanimously approved.

**Introductions**

John introduced the Board members and Board nominee Doug Nix. John also introduced Jim Walsh from J. Walsh Insurance.

**Accomplishments**

Board's accomplishments for the past year included the following:

- Medallions and window trim painting was completed.
- Tree trimming and dead tree removals completed.
- Roofing project – 15 buildings have been completed.
- Hired AMC Management to manage the property.

**2020 Budget Proposal**

John presented the proposed budget. The monthly assessment will remain the same as last year, \$175 with an extra \$20 being put in the reserve account for future capital projects.

**Q&A**

- Discussed damage to an air conditioning unit at 223.
- Pothole noted in front of 136 as well as several other potholes throughout the Homeshire Drive circle that need to be repaired.
- Owner at 136 noted that the grass and soil by the sidewalk to the front doors needs additional dirt and grass seed.

### **Election of Board Member**

Votes were tallied and Doug Nix, 206 Homeshire Circle, was unanimously approved as a new Board Member to replace John as his term has expired.

### **2020 Budget Approval**

The proposed 2020 Budget was approved by a majority vote, with two nays.

### **Adjournment**

The meeting was adjourned at 8:30 p.m.