

**CARRIAGE HILLS COMMUNITY ASSOCIATION**  
**2026 Annual Meeting**  
**March 21, 2026**

**AGENDA**

**Welcome to the Annual Meeting of Homeowners in Carriage Hills Subdivision!**

**Introduction of 2025 Board Members**

**Review of the 2025 Annual Meeting Minutes**

**Old Business:**

- Thank you to Tara and Tony for continuing to manage the HOA's Social Media Website.
- Thank you to the Architectural Committee for your continued support.
- A masonry expert needed to address Carriage Hills brickwork at the south subdivision entrance.
- Continuing from 2025, there was previous discussion regarding the maintenance of the retention pond and possibly turning it into a conservation area. The HOA is responsible for maintaining storm water spillways and erosion control. Currently, there is no one to spearhead the project. Therefore, this topic remains on the agenda.

**President's Report:**

- Safety concern regarding trees in Rockaway cul-de-sac and Carriage Trail Court cul-de-sac. To resolve concerns, trees were cut down, roots were ground down, boxwoods were purchased at a discounted price and planted Fall 2025. Thank you to homeowners for planting and watering shrubs, ensuring they took root for the winter season.
- Tax filing completed for the HOA. Charter filing is complete for the HOA. Everything is in good standing with the state. More explanation in the Treasurer's report.
- City of O'Fallon addressed snow plow concerns for tearing up lawns during the 2024-2025 winter season. No issues during the 2025-2026 winter season.

**Treasurer's Report:**

- Addressing tax filings with the state of Missouri; Charter; Insurance
- Tax Professional hired to manage complexities involved
- Status of 2026 Assessments
- 2026 Budget

**Secretaries' Report:**

- Cadence of board meetings continued
- Thank you to Barb Fallon for providing the meeting space

**New Business:**

- Addressing trees in remaining 3 circles and retention pond area.
- Further planning for all 5 circles.
- Voting new board members – see attached descriptions for each position.

**Conclusion and Adjournment**