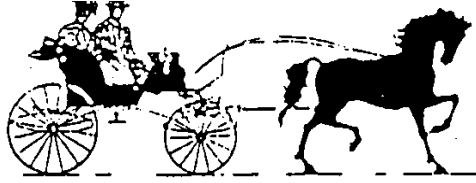


CARRIAGE HILLS COMMUNITY ASSOCIATION



Minutes from 3/21/26 Annual HOA Meeting

The meeting began at 1:24 p.m. following the Annual Easter Egg Hunt

18 Homeowners were in attendance / 16 homes represented

The President began by welcoming everyone and thanking them for attending.

The President began with introducing himself, followed by both co-secretaries, and then by the treasurer.

The President read the 2025 Minutes and mentioned the minutes were available on the HOA website.

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 is needed to address the 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.

Board Reports:

- President's Report:
 - There was a 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, boxwood 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 is completed for the HOA. Charter filing is completed for the HOA. Everything is in good standing with the state. More explanation in the Treasurer's report.
 - City of O'Fallon address snow plow concerns for tearing up lawns during the 2024-2025 winter season. No issues reported during the 2025-2026 winter season.
 - For communication to the HOA President, please use the subdivision mailbox (PresidentCarriageHillsHOA@gmail.com). Other contact information is included on the Contacts on the Carriage-Hills-Subdivision.com website.

- Treasurer's Report:
 - For the 2025 taxes, Jon Statler had conversations with the IRS, even though we are a non-profit organization.
 - Also in 2025, The Charter with the state of Missouri was in arrears. To bring it current, the HOA had to re-file four years' worth of paperwork. The Charter renewal instructions have been added to the Treasurer's items to do each year.
 - About the trees that were cut down, these trees were original to the neighborhood and became an insurance liability for the subdivision. It was in the best interest of the subdivision to cut them down. Rather than leave the circles bare with mulch, the HOA purchased boxwoods and planted them during the Fall of 2025.
 - Out of 200 homes, 157 have paid. There is no electronic Square available as it was discovered that there are a few subdivisions named Carriage Hills that use the Square method of payment. To avoid confusion, the HOA discontinued the Square method of payment.
 - In 2025, 12 liens were filed due to non-payment. If a homeowner paid by Square and there is proof of payment available, the lien would be released.
 - The 2026 Budget is posted on the Subdivision website. Added to the budget was a new line item for the use of a tax professional.
 - In 2026, it has been budgeted to add color (flowers/plants) to the boxwoods.
 - For Dues, the PO Box gets checked about once per week. Payments received will get processed every week or every other week.

Noted by Tara Scott, homeowner, Creative Graphics was used for the sign at the south entrance. Check with them on an updated bid for brickwork repairs/restoration.

- Secretaries' Report:
 - Barb Fallon and Jerri Brown have maintained the cadence of monthly HOA meetings.
 - Thank you to Barb Fallon for providing the meeting space.
- New Business:
 - There is a long-term plan to evaluate and address remaining 3 trees in the circles. Currently, nothing needs to be done with them, but they would eventually be removed at such time they become necessary. As part of the long-term plan, there would be boxwoods planted instead and consider a 3-5 year growth for the boxwoods.
 - There was a suggestion to possibly vote for a special assessment to remove the circles completely. Response: The City of O'Fallon provided a bid of \$5,000 per circle to remove trees and eliminate circles altogether. Due to manholes and water lines located under/in the Rockaway and Carriage Trail Court circles, the bid price was too high and the HOA opted to keep the circles for flower/planting.
 - The sign change was voted on by the homeowners.
 - The circle removals would be a long process, include homeowner votes, several meetings held, but currently it is cost prohibitive.
 - In order to address concrete replacement of circles damaged by snow plows, it was suggested to install reflective sticks.

- Board Elections – All position descriptions were posted on the Subdivision website.
 - President – Currently held by Andrew Jones, he gave a description of his responsibilities, up to and including overseeing the board meetings, running the annual meetings, ACC overseer, and addressing concerns with homeowners.
 - Secretary/ACC – Currently held by Jerri Brown and Barbara Fallon, the position includes lien filings/releases, annual letters, communications, Fee follow-up, general administration of ACC/Subdivision emails.
 - Treasurer – Currently held by Jon Statler, provided a description of responsibilities, including handling the monies and finances for the HOA and the maintenance thereof, maintaining taxes and charter, insurance, budget, expenses, homes and sales, assessment receipts.
- Votes taken:–
- President – Andrew Jones remains President. Seconded by Barb Fallon.
- Secretary – Jerri Brown and Barb Fallon will remain co-secretaries. Seconded by Andrew Jones.
- ACC – Tony Scott stepped up to take over ACC emails and administration. Seconded by all board members.
- Treasurer – Jon Statler remains Treasurer. Seconded by Jerri Brown.
- All positions would be available for voting in 2027.

Note: If the HOA falls into receivership, the HOA would be given to a company, not usually local, to run the HOA. If receivership happens, the management company would have full authority to set dues and make any and all adjustments to the By-laws without vote of the homeowners. This includes, but limited to, adding the ability to assign fines for noncompliance. It would be a fight to take the HOA back from receivership.

With no other discussion on the floor, there was a motion by Tony Scott to adjourn the meeting and seconded by Chris Gentili at 2:20 p.m.