

February Trustee/Committee/Homeowners Meeting 2/11/25 6:00-9:15pm

Attendees:

David Lewis
Rod McKenzie
Betty Jarvis
Lt. Jennifer Bell
Pat Kilroy-Govero
Melissa Huelskamp

Trustee/Committee Meeting

- David reviewed budget prior to meeting.
- David received some clarification on attorney billing.
- March Trustee meeting will be held Thurs, 3/13 at 6pm – Bread Company. Shyla Conrad has been invited to this meeting as she is interested in taking Rod's open spot as Trustee.

Homeowners Meeting

- Introduction of new resident.
- Alderman Hussey discussed construction (starting Quarter 2 of 2025). New hospital (Mercy) is being built in Wentzville.
- Alderman Broviak – review of North Point Prairie to Hwy 61. Can we expand? Can we add sidewalks?
- Traffic around schools is dangerous. School zones will be implemented in this area.
- Potholes on streets will be taken care of. Waiting on weather to warm up.
- Mayor Guccione – talked about snow/roads, road improvements recently completed.
- Discussed upcoming construction. 3 new parks, new recreation center. 75 new businesses came to Wentzville last year. Veteran recognition efforts.
- Resident raised concern of speeding on Bear Creek Dr. Mayor talked about possibility of doing a speed study. Lt. Jennifer Bell took notes to report back.
- Mayor Guccione Update: A speed study will be conducted in Bear Creek within the next couple of weeks. He has asked for more law enforcement on our streets for the times of days that speeding occurs.
- Discussed stop signs, dips, speed bumps. Trustees will talk to city about options/costs and communicate back to homeowners.
- Election coming up on 4/8. Alderman Hussey is on the ballot.
- Mike Bober (Golf Course) – 135 events held at clubhouse in 2024. Looking to increase events this year. The clubhouse had the roof replaced.

- Call the clubhouse if you see something suspicious on the golf course. Residents should stay off the course/golf path.
- Introduction of new golf course chef. New menu will be coming out. 3/9 3pm tasting with new menu items. Cost will be \$10/person. Call ahead to RSVP.
- Pat Kilroy-Govero (Garden Club President) – Garden Club has been around for 24 years. Invite for anyone interested in joining Garden Club. Garden Club meets first Thurs of every month – 11:30am at the clubhouse. You can attend 2 times as a guest. To join, dues cost \$25 per year.
- C&Rs are available on website. Uptick of commercial vehicles parked in driveways. This violates the C&Rs. Commercial vehicles can be parked on the street (city owns streets). 1 commercial vehicle per house (per Lt. Bell).
- If a house gets damaged by a golfer, homeowner should call clubhouse (try to get cart number). Golf carts have GPS on them and golf course can try to track them.
- David discussed pool repairs. Trustees receive a recommendation list from pool management company (Midwest Pools) on what fixes are needed. Assessments were raised in 2025 mainly due to necessary pool repairs.
- Trustees to ask Kroenke to check nook area at pool parking lot for clean up. This is the area where residents park their golf carts (where pool hand out area is located).
- Betty Jarvis (Neighborhood Watch Committee) – Neighborhood Watch started in 2016. Hosts National Night Out (no charge to join). Committee meets twice per year.
- Introduction of Lt. Jennifer Bell – been with the city since 2006. Subdivision crime stats look good. If you see something suspicious, report it.
- Sign up for W.I.N.D. to get latest updates from the city/police department.
- No formal vote was taken for open Trustee spot to take Rod's place – no nomination forms/ballots were received. Shyla Conrad expressed interest and Trustees will include her in the upcoming March Trustee Meeting.
- Budget was reviewed. Residents raised concerns for low amount of surplus in account. Trustees will look at budget mid year to see if it may be in the best interest of the HOA to increase assessments from \$300 to \$350. This will be ultimately decided by a unanimous vote by the Trustees.
- Lisa Alexander is interested in being a part of the Bear Creek C&R Committee. Melissa will reach out to her.