

The Villages at
Springhurst

The Villages at Springhurst Board Meeting

Tuesday, May 15, 2018

Cuivre River Electric Cooperative
8757 Hwy N, Lake St Louis, MO 63367

MINUTES

Meeting called to order at 6:07 p.m.

Board Members David Barnes, Nathan Bibb, Heather Lemon, Vernita Lewis, Dante Scaife, and Shawn Riley attended. Community Manager, Jessica Goodman, of Community Managers Associates (CMA) was also in attendance.

The Board reviewed a draft of an amendment making Townhome concrete maintenance (stoops, walkways, and driveways) a Homeowner Association responsibility. Some edits are needed from legal before putting out for a vote.

Painting proposals for seven rowhomes were reviewed including Beckner Painting & Contracting for \$4,395, CertaPro for \$8400, and Herbster Hellweg Painting Co. Inc. for \$3227. The proposal from Herbster Hellweg Painting Co. Inc was approved.

The Board approved the following proposals in regards to grounds maintenance:

- Second round of pre-emergent weed control and fertilizer. A cost of \$329 for the master, \$489 for the Townhomes, and \$490 for the Rowhomes.
- To remove a dead tree behind 700 English Ivy. This space will be seeded over.
- Backfill of holes left by sales signs that were removed after development completed.
- Backfill under driveways, walkways, and stoops through out the Townhome & Rowhome Communities for a total cost of \$905.
- Backfill on the berm behind the Rowhome alley to prevent fence from collapsing at a cost of \$585.

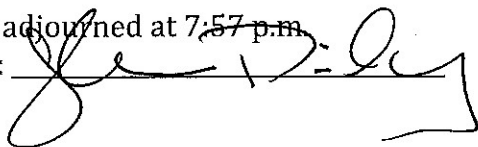
The Board met with Stephanie Allen of West Avenue Management to discuss the pros and cons of corporate rentals in the community.

The insurance renewal was reviewed. There will be a 11% increase for the Townhomes, a 20% increase for the Rowhomes, and a 6% increase on Auxiliary policy.

Pro Pool has recommended replacement of 20 lounge chairs, 5 tables, 3 umbrella stands, and 13 chairs. The Board approved purchase of these items.

The meeting adjourned at 7:57 p.m.

Approved by:



Date: 6.7.18