

NEW ENGLAND TOWN SUBDIVISION
MEETING LOCATION : CLIFF CAVE LIBRARY
SEPTEMBER 23, 2024 – MINUTES

ATTENDEES:

Sue Knierim – Finance Trustee
David Green – Grounds Trustee
Dawn Davis – Pool Trustee
Claudia Tuhro – Committee Trustee
Bob Stuckmeyer – Webmaster

Residents – 45 in attendance and Sue Knierim has sign in sheet

6:35 p.m. meeting was called to order by Sue Knierim – Finance Trustee

Sue Knierim - Finance Trustee

Name recognition to trustees and requested a volunteer to be our 5th Trustee. Explained this would only be for voting purposes only. Linda Griffiee was nominated, agreed to, and was voted into this position. Thank you Linda Griffiee.

Name recognition to Architectural Control Committee –
Claudia Tuhro
Ken Sievers
Steve Davis
Dennis Collins
Bill Prosser

Name recognition to Neighborhood Preservation Committee – Claudia Tuhro

Name recognition to Webmaster – Bob Stuckmeyer

Listed current procedure for handling HOA, (Homeowner Association) complaints within the subdivision. This is directed to The Neighborhood Preservation Committee.

- 1) Substantiate a complaint. If the complaint is about grass, weed height, or debris, it will be viewed for two consecutive weeks unless it is a repeat offender.
- 2) If the complaint is valid, a letter is sent to the resident stating a complaint was received and found to be valid, (source is not divulged), listing the indenture that supports the need for improvements and ask the homeowner to resolve the issue. For lawn issues, the letter will ask for immediate remediation. For repairs to a structure, the letter will give you 30 days to comply and a phone number to reach out if more time is needed.
- 3) For inactivity and/or lack of contact, a second (2nd) letter will be sent asking for remediation of whatever the issue is. The letter gives an additional 14 days to remediate the issue.
- 4) If still inactive or lacking in contact, a third (3rd) letter is sent with the fines to resident for not complying to correct the issue stating in letter one, (1) and two, (2).

- 5) A \$100, (one hundred dollars), accumulative fine was recommended and voted on with an overwhelming majority approving this. The fine will be used when a NET homeowner is not in compliance with one or more of our indentures and we have exhausted all our efforts to get them to comply without the threat of fines. This fine is accumulative and will be levied each month until issues are resolved. If fines need to be levied to compel a homeowner to fix an issue, even when the issue is resolved, the fine stands.
- 6) When fines are collected they will go in our operating fund.

We also talked about our trash budget. A trash increase is a concern for our budget. We can expect an increase of \$1 or \$2 per resident per month and that will be decided soon by the trash company. It was an overwhelming majority vote at the meeting to keep trash services paid through the assessment. The budget must be set and approved at this meeting, so with the help of former Finance Trustee, Jim Flowers, we set an assessment amount of \$540 for 2025. This allows for a \$2 increase in each resident's trash bill. The vote was passed at this meeting.

We have three (3) delinquent assessments. One of these is deceased. We are currently getting ready to place liens on these residences. Please keep in mind that City and Village Tax Office allows for a few monthly payers in hardship situations. There is an interest charge, but it goes down as the balances decrease. If you are a resident who needs to set this up, please call Sue at (314) 283-2791. Leave a message if necessary, or text.

Income and Disbursement Statement

Midwest Bank Balance	As of 12/31/23	\$ 50,597.27
	As of 09/23/24	29,199.25
Expenses for 2024		\$ 21,398.02
Finance -		\$ 5437.59
P. O. Box		222.00
Recorder of Deeds		
(new indenture)		738.50
Attorney		175.00
Insurance		3,708.00
Office Max Copies		594.09
Grounds -		\$ 3,739.58
Border for volleyball & tot lots		3,493.85
Misc hardware store purchases		245.73
Pool and Social Committee –		\$ 12,220.85
Fence		5,100.00
Cameras/door control system		4,026.58
Attendant/Cleaning		195.00
Supplies/Tables/Internet		1,369.92
Permits/Easter Supplies		1,529.35

Dawn Davis – Pool Trustee - Explained new pool system

David Green – Grounds Trustee – Announced he is stepping down after 4 years. Erin Weber will be taking his place. Thank you David for serving your time. You have done a beautiful job.

Bob Stuckmeyer- webmaster – Explained how to access the NET website:

To visit the website type the following address into your browser's address bar:

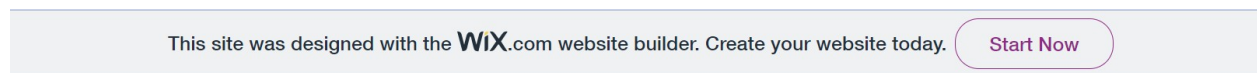
<https://nethoa.wixsite.com/net-hoa>

Alternatively scan the following QR code with your smart phone's camera app and then click on the link that appears:



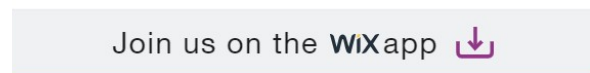
After the site opens in your browser, you might want to add it as a favorite or bookmark so you don't have to re-type the address for future visits.

The NET website is currently being hosted for free by a company named Wix. In exchange for free hosting, Wix inserts a banner on the top of each of our web pages. If you access the website from a desktop/laptop computer, the banner looks like this:



If you click on the desktop/laptop banner, you will leave NET website and be taken to the Wix site. There is NO reason to click on the Wix banner unless you want to build your own web site.

If you access the website from a mobile phone, the banner looks like this:



There are several issues with the mobile banner. First, the text is misleading. Some NET site visitors have clicked on the banner thinking that is the way to subscribe to the NET website. Secondly, clicking on the banner, takes you to a page for downloading a Wix app (that you do not need) to your mobile phone.

Bottom line is do not click on either Wix banner. Any New England Town residents who want to receive an email notification whenever the NET website is updated can fill out and submit the form on the NET Subscribe web page.

Anyone with questions, comments or who needs assistance with the NET website can contact the webmaster by sending email to: nethoawebmaster@gmail.com

Ending meeting with Sue explaining the new system with City and Village.

Meeting adjourned at 7:38 p.m.

THANK YOU ALL FOR COMING !