

**MINUTES OF THE ANNUAL MEETING OF HANOVER MANOR HOMEOWNERS ASSOCIATION, INC.**  
**September 7, 2021 - 7:00 PM**

The meeting was held at St. Cletus Catholic Church, 2705 Zumbuhl Rd., St. Charles, MO 63301.

Board Members: Dan Glosier, President; Peter Bishop, Vice President; Barb Rhoads, Treasurer; Clair Strelow, Secretary. Residents of Hanover Manor (Residents attending, ballots submitted, and proxies exceeded required number for a quorum).

- The meeting was called to order by Dan Glosier, Board President. Dan welcomed the residents in attendance and introduced the members of the HOA Board. Also present were Peter Bishop, Vice President; Barb Rhoads, Treasurer; and Clair Strelow, Secretary. It was determined that a quorum of the homeowners was present.
- Barb Rhoads gave the Treasurer's Report. Dan Glosier reported on the approval of a fence at 2706 Marbach Way, and the release of a lien pertaining to 2929 Marbach Court (bad debt, house bought out of foreclosure)
- Dan Glosier then discussed mowing and maintenance of detention basins, insurance on the common grounds and other insurance. A new website is up and accessible to residents: [www.hanovermanorhoa.org](http://www.hanovermanorhoa.org). By-Laws have been uploaded to the website. Board members can be contacted through the website through email: [hanovermanorpres@gmail.com](mailto:hanovermanorpres@gmail.com)
- Clair Strelow, Secretary, presented some ideas for future events. Mailbox Garden Contest, with first, second and third prize winners; National Night Out (the second Tuesday in August); and Christmas lights contest. These events are for the purpose of bringing all residents an opportunity to get to know their neighbors and provide a sense of community.
- Voting for the Board of Directors and the annual assessment was discussed. A slate of candidates had been presented in the notice to the homeowners. There were no nominations from the floor for the Board of Directors. The following persons were elected by the necessary majority of the homeowners:
  - Dan Glosier elected for a four-year term
  - Peter Bishop elected for a three-year term
  - Clair Strelow elected for a two-year term
  - Barb Rhoads elected for a one-year term
- The necessary majority of the homeowners voted to increase the annual assessment by \$20.00, for a total annual assessment of \$50.00 (\$30.00 + \$20.00).
- Open Forum
- Attendance Prize Drawing: a resident won the \$25 Walmart gift card. The meeting was adjourned.

Respectfully submitted,

Clair Strelow, Secretary, Hanover Manor HOA Board