

**HANOVER MANOR HOMEOWNERS ASSOCIATION, INC.**  
**ANNUAL MEETING**  
**September 6, 2022**  
**7:00 PM**

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

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

- 1) The meeting was called to order by Dan Glosier, Board President. Dan welcomed the residents in attendance, introduced the members of the HOA Board and went over the rules of order.
- 2) Barb Rhoads, Treasurer, gave the Treasurer's Report. Questions from residents and discussion regarding where funds are maintained and bids for landscaping and maintenance of basins. Need to check basins after 10-12" rain a couple of weeks ago – Dan.
- 3) Committee reports, Architectural Committee: This year approved number of fences, solar panels and a covered patio. Solar panels must be restricted to roofs only.
- 4) Old Business
  - a) Mowing and maintenance of detention basins explained (see 2 above).
  - b) Insurance on the common grounds and other insurance must be maintained.
  - c) Discussion of by-laws change regarding sheds. Letters have been sent out to residents who have sheds which are prohibited in the By-laws. According to the By-laws, approval by 75% of residents (approx. 153) are needed to change the by-laws. Much discussion on this subject and a resident who was sent a letter informing that the shed that was just erected must be taken down is going to head up a group to go door-to-door with a petition to change the by-laws. The proposed wording of the petition will be posted on the website beforehand.
- 5) New Business
  - a) Clair Strelow, Secretary: The Mailbox Garden Contest and National Night Out did not come about this year due to the extremely hot weather, but we will try to schedule them in the coming year. The Christmas lights contest will take place mid-November. There was not much interest in the May subdivision garage sale, so a September one was not scheduled. We will schedule another one for May of 2023 and see how that goes.
  - b) Discussion regarding the area between residents and Zumbuhl Rd that the city of St. Charles used to maintain, but will no longer maintain due to changes in the City's ordinances. Hanover Manor HOA is not responsible for the maintenance of this area and it was explained to the residents affected that they might pursue legal channels.
  - c) Entrance sign repair or replacement.
- 6) Voting: Board of Directors
  - a) Voting: Election to replace Treasurer as Barb Rhoades is stepping down.
  - b) Nominations from the floor - none
  - c) Voting
  - d) Results: Diane Uhl elected treasurer for one-year term
- 7) Hanover entrance sign replacement tabled until more bids can be obtained.
- 8) Appointment of Committees, including Architectural Committee (AC) and Nominating Committee for next Annual Meeting. Curtis Uhl volunteered to be on AC.

- 9) Open Forum: Much discussion regarding amending by-laws to allow for sheds. One resident considering canvassing homeowners to sign petition to amend by-laws.
- 10) Attendance Prize Drawing – resident won \$25 Walmart gift card.
- 11) Motion made to adjourn, seconded, and passed majority of hands.

Respectfully Submitted,

Clair Strelow

Secretary

Hanover Manor HOA Board of Directors