

HANOVER MANOR HOMEOWNERS ASSOCIATION, INC.
ANNUAL MEETING
September 17, 2024
7:00 PM

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

In Attendance: Board Members: Dan Glosier, President; Diane Uhll, Treasurer; Clair Johnson, Secretary. Residents of Hanover Manor (Attendees, ballots submitted, and proxies exceeded required number for a quorum).

- 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. Peter Bishop, past Vice President of the HOA Board, has decided to not run again. Peter could not be present. Board members thanked him for his service for the past three years. Dan went over the rules of order which are also contained in the Agenda.
- 2) Diane Uhll, Treasurer, gave the Treasurer's Report. Questions from residents and discussion regarding funding for landscaping and maintenance of basins. Currently, there are no upcoming expenses other than the routine.
- 3) Committee reports, Architectural Committee: This year several fences were approved.
- 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) Letters sent and fines issued to homeowners that have sheds in violation of by-laws. There was discussion regarding the display of political signs on homeowners' property, especially during this election season. People have a right to their own opinions and the Board cannot interfere.
 - d) Hanover Manor's website is linked to our Facebook page, Hanover Manor Community, which continues to have a lot of residents joining. The website contains minutes of meetings, the by-laws, Treasurer's report and the ability to email the HOA Board.
 - e) Some residents have reported theft from their garages. Residents advised to be diligent, and of course, report any theft to the police.
- 5) New Business: The May Garage sale was a big success again this year – thank you to all the residents who participated. We will plan another one in Spring 2025.
- 6) Voting Board of Directors – Open Vice President and Secretary positions
 - a) Nominations from the floor - none
 - b) Voting, ballots counted.
 - c) Results: Teresa Maletich elected Vice President for a three-year term; Clair Johnson elected secretary for one-year term.
- 7) Appointment of Committees, including Architectural Committee (AC) and Nominating Committee for next Annual Meeting.

8) Open Forum:

- a) Discussion once again regarding amending by-laws to allow for sheds. Amending the by-laws requires agreement of 75% or 153 homeowners. Under Missouri state law neighborhood rules can only be enforced if the violation is discovered within 2 years of it occurring. Due to this, two known shed violation enforcements have been dropped however one is still under active enforcement action. Properties with shed violation that cannot be enforced are not allowed to replace their sheds as restriction against sheds is still in effect. Failure to maintain one of these sheds will result in a maintenance violation. By-laws automatically renew every ten years automatically without 75% approval to be changed.
- b) Land behind Landau backing up to Zumbehl Rd discussed again. City of St. Charles wants homeowners to maintain even though the city had maintained it in past years. Recommended to talk to Ward 10 council member to come to an agreement on who should maintain this property. Dan reiterated to impacted property owners that assessments are not used to maintain private property and is only used for common ground.
- c) The annual assessment (\$50) discussed as to where funds are budgeted.

9) Attendance Prize Drawing – resident won \$25 Walmart gift card.

10) Motion made to adjourn, seconded, and passed majority of hands.

Respectfully Submitted,

Clair Johnson

Secretary

Hanover Manor HOA Board of Directors