

Thursday October 1, 2026

West Hampton Woods Homeowner's Association Member,

Enclosed please find:

1. Letter from the Board
2. Nomination form for the next HOA Board of Directors
3. Letter from HOA Attorney regarding the 2025 Amendment Election

Dear Homeowners,

On behalf of the West Hampton Woods HOA Board of Directors, we would like to extend our sincere appreciation for the opportunity to serve our community. It has been a true privilege to represent our neighbors, collaborate with fellow homeowners, and dedicate our efforts toward maintaining and improving the neighborhood we are all proud to call home.

Throughout our tenure, the Board has remained committed to proactively addressing the needs, priorities, and long-term well-being of our community. We are pleased to share a summary of our recent efforts, milestones, and ongoing projects:

- **Enhancing Common Areas:** We have focused on maintaining the aesthetic appeal and welcoming environment of our shared spaces.
 - **Highway N & Entrance Improvements:** We have extensively researched and gathered competitive vendor bids for structural and aesthetic upgrades. We are currently preparing this information to present to homeowners for a community-wide vote.
 - **Pool Readiness:** We collaborated directly with the St. Charles County Health Inspector to ensure all required compliance signage and regulatory safety protocols were fully updated for a successful season opening.
- **Infrastructure Maintenance & Vendor Oversight:** We have streamlined operations by closely coordinating with trusted vendors to resolve maintenance items affecting our shared property.
 - **Pool Operations:** Supervised existing contracts, implemented additional necessary services, and reviewed strategic recommendations for structural improvements.
 - **Entrance Signage:** Successfully troubleshooted and repaired localized lighting issues, and evaluated options for future enhancements.
 - **Retention Basin:** Coordinated the necessary removal, thorough cleaning, and proper re-installation of the fountain system.
- **Fiscal Responsibility:** The Board has diligently managed the association's finances by conducting rigorous expense reviews, planning for anticipated infrastructure needs, and ensuring community funds are utilized thoughtfully and transparently.
- **Architectural Review:** We have efficiently supported and processed homeowner requests for exterior renovations, helping neighbors upgrade their properties while preserving neighborhood cohesive design standards.
- **Streamlined Communication:** We have prioritized community transparency by actively responding to resident inquiries, sharing timely updates, and keeping members well-

informed via Webex meetings, regular email distributions, and website updates—including the prompt publication of meeting minutes.

- **Forward-Thinking Planning:** We continue to develop long-term strategies for upcoming maintenance and capital improvements to ensure our community's infrastructure remains strong and property values are preserved.
- **Community Relations & Dispute Resolution:** The Board has worked alongside homeowners to resolve localized concerns in a fair, respectful, and constructive manner.
- **Legal Stewardship:** We have managed complex association matters with dedicated legal counsel to ensure the HOA remains protected and properly represented in outstanding court proceedings.

Serving on this Board has deepened our appreciation for the many residents who contribute their time, ideas, and energy to our neighborhood. We are deeply grateful for your continuous feedback, engagement, patience, and support.

Thank you once again for your shared trust and partnership. We are proud of what we have accomplished together, and we look forward to continuing to work alongside our neighbors to preserve, strengthen, and elevate our community.

Warm regards,

The West Hampton Woods HOA Board of Directors

Joe Knoernschild, Jason Fallon, and Jim Miller

10/01/2026

NOTICE TO RECRUIT

Article II SECTION 1: Membership – Every Home Owner of a Living Unit shall be a member of the Association. However, any such person or entity who holds such interest merely as security for the performance of an obligation shall not be a member.

Article IV Section 1: Notice to Recruit: Twenty (20) days prior to any election, the Board shall send to all members a notice to recruit all those who are interested in running for the Board of Directors. All interested Members shall submit their name and address to the Board of Directors. The Board of Directors shall ensure that all interested persons are Members as defined herein and that no more than one person from each Living Unit is listed. The form due date shall be 10 days later.

The 2026 Notice to Recruit has been mailed on 10/1/2026, leaving approximately 4 days for USPS delivery and has been emailed to all those who have provided their email address to the board. Notice to Recruit nominations must be received by the board no later than 10/14/2026.

Please email this form to board@whwhoa.org or drop it off in the drop box on the front porch of Sarah and Jeff Seiz located at 306 Hampton Ridge Dr.

Please list the name(s) of members, with their addresses, of people you would like to nominate for the next board of directors; you may nominate yourself as well.

Member Name	Member Address



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September 16, 2026

Lot Owners of West Hampton Woods
Homeowner's Association

RE West Hampton Woods HOA 2025 Amendment Ballot

Dear Lot Owners,

This letter is being distributed to all Lot Owners in the West Hampton Woods ("WHW") subdivision at the request of the board of directors. I am an attorney specializing for over thirty years in Missouri HOA law, retained by the board for counsel and guidance. The board asked me to review the process by which the four proposed 2025 amendments to the Restated and Amended Declaration were developed, proposed, presented for approval and finalized and to reach a conclusion as to the four amendments' validity and enforceability.

For my analysis, I reviewed the Restated and Amended Declaration of Covenants and Restrictions for West Hampton Woods (2011) as amended, the 2025 WHW Amendment Ballot provided to all owners, vote tabulation and signature sheets, and a 9-6-2025 email to the board urging inclusion of uncounted votes. I was provided additional background information and chronology of events by the current board of directors over several conversations. I am advised no amendments were executed and recorded following the voting process.

In summary, I conclude that:

1. The amendment presentation and voting process was carried out by three Lot Owners who represented themselves as the elected board but were not duly elected by the owners pursuant to required election procedures (as no election occurred in 2024 for the 2025 board);
2. There is a legitimate question as to whether all valid ballots were in fact included in the final tabulation of votes on the amendments; the exclusion of valid ballots would have influenced the final vote count;
3. As the HOA is a Missouri nonprofit corporation, it is subject to certain statutory requirements contained in Chapter 355 RSMo., the Missouri nonprofit corporations act, including certain information mandated to be included on a ballot to corporation members. Information such as percentage of votes required

for amendment passage and end date for submission of ballots was either missing or incorrectly stated;

4. There are discrepancies between the amendment synopses and the actual amendment text provided on the ballot which could have been misleading to voters.
5. Based on the vote tabulation sheets it appears that at least two of the four amendments did not have sufficient votes to pass, regardless of factoring in excluded votes.
6. None of the four amendments were ever formally prepared, attested to by a valid board, executed, notarized or recorded with the Recorder of Deeds (as is necessary).

For all of the following reasons, I conclude that the four 2025 proposed amendments to the Restated and Amended Declaration are neither valid nor enforceable.

Please note, this analysis and my conclusions are not intended to reflect any opinion about the merit of the intention of each of the amendments.

Thank you,

A handwritten signature in blue ink, appearing to read 'Elia M. Ellis', with a stylized, flowing script.

Elia M. Ellis