



Homeowners Association Board of Directors Meeting Minutes

2025-12-03

1.0 Meeting Information

Meeting Date	Wednesday 12/03/2025
Meeting Time	5:00 to 7:00 PM
Location	311 Hampton Ridge Dr
Attendance	President: Joe Knoernschild Treasurer: Jason Fallon Secretary: Jim Miller
Agenda	Procedure Minutes Financials IPM Contract Letter to Neighborhood Meeting in January Amanda Hogan

2.0 Attachments

IPM Contract

3.0 Meeting Minutes

3.1 Procedure - A Motion to Vote passed and the Vote was 3-0 approving the following:

All agenda items will be discussed first and afterwards any director may bring up any other issue in the remaining time. The meeting's will use a subset of motions found in Robert's Rules of Order: Motion to Table, Motion to Vote, and Motion to Amend. All motions require a person to 2nd them in order to pass and motions to vote are followed by a vote, which requires 2 "Yah" or "yes" votes to pass (per Bylaws).

3.2 Minutes – A Motion to Vote passed and the Vote was 3-0 approving the following:

The board will agree on a summary of the discussion for all discussions that receive a passed Motion, with the purpose being to ensure everyone leaves the meeting with the same understanding of events. The summary will be posted in the minutes. Meeting minutes will not record the names of the members in relation to votes, motions, or general discussion.

3.3 Financials - A Motion to Vote passed and the Vote was 3-0 approving the following:

The Treasurer would be responsible for gaining full understanding of the current financial situation of the HOA as stated in the covenants. The treasurer will contact IPM to obtain an export of the financials in excel, dating back to time of hire, as well as backup copy of whatever program IPM uses. The President



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will request a full backup copy of the West Hampton Woods HOA files costing \$100 per the IPM Contract.

3.4 IPM Contract - A Motion to Table to next meeting passed on the following:

Areas of concern within the contract were discussed. It was agreed that further investigation and discovery into the financials were necessary to continue the discussion.

3.5 Letter to Neighborhood – A Motion to Table until draft letter written passed on the following:

A letter to the members is needed to explain who the current board is, when the January Meeting will take place inclusive of Webex Information, and request members to provide email and phone information to be added to the new member list. President will draft the letter and provide to directors as soon as possible. A very short phone meeting will be conducted to review and approve the letter prior to mailing it.

3.6 Meeting in January – A Motion to Vote passed and the Vote was 3-0 approving the following:

The January meeting will be conducted via Webex. The overall format will be a question and answer session for members of the HOA. A Motion to Table the Agenda passed.

3.7 Amanda Hogan - A Motion to Table to next meeting passed on the following:

Further investigation and discovery is necessary to understand the situation. Directors will review original Covenants and all Amendments, measure other fences in the neighborhood to see if any are above 48", Covenant requirement, speak to the current attorney presiding over the Lawsuit scheduled to go to Bench Trial on 12/16/2025, investigate and obtain bids from other attorney's to represent the HOA in review of the Covenants.

4.0 Next Board Meeting

Monday, Dec 8th or Wednesday, Dec 10th 2025

5.0 Board Approval of Meeting Minutes

The board approved these minutes as is represented by the Secretary's Signature below.

[Jim miller \(May 11, 2026 12:37:42 CDT\)](#)

Jim Miller
Secretary
305 Hampton Ridge Dr

CLIENT: West Hampton Woods HOA
(Legal name)

LOCATION: Wentzville, Missouri 63385

Number of Homes: 116

Type of Homes: HOA

Part of Master or Sub-Community Development: Yes ___ No X

Master or Sub-Community Managed by: N/A

Innovative Property Management, LLC, a Missouri Limited Liability Company (“IPM”) and WEST HAMPTON WOODS HOA Homeowners Association, a Missouri Corporation (“CLIENT” or the “Association”) is effective:

Beginning Contract Date: January 1, 2024 **Ending Contract Date:** December 31, 2024

December 31, 2025

December 31, 2026

IPM (as AGENT) is hereby appointed by (WEST HAMPTON WOODS HOA) CLIENT to perform the following services in the name of and on behalf of the (West Hampton Woods Homeowners Association) CLIENT, and the (Association) CLIENT agrees to provide payment of fees as outlined below and hereby appoints **IPM** as AGENT to perform those services on its behalf.

Meetings:

(Meeting attendance 2 hours maximum – meetings which exceed the two hours will be charged at the **IPM** billing rate identified on the Client Services Schedule. **IPM** has no obligation to attend meetings on weekends or holidays)

IPM will attend 4 up to Board Meetings per year
IPM will attend 1 Annual Association Meetings per year

Service Fees:

Management Agreement Base Fee per Month: \$580.00
Management Agreement Annual Fee: \$6960.00

On-Time Set up fee \$n/a

Client shall pay **IPM** monthly the contract fee set forth. Fees are due on the first day of each month.

Specified Expenditure Limit on all non contracted vendors or service providers: \$1,000

For CLIENT:

Title Signature Date

Title Signature Date

For IPM:

Title Signature Date

Provisions of this Agreement

This Agreement and any attached schedules represent this Agreement, the date of execution and services to be provided. Any changes additions or modifications after the execution date will be approved by the CLIENT and AGENT in writing.

CLIENT will provide all necessary documents, files and copies of all recorded founding documents (including amendments) Rules and Regulations, fine policies, property plats, copies of all insurance policies and terms, current and actual financial information, as well as any pertinent information about the community which will assist AGENT.

AGENT shall provide both contract services and any extra services in a reasonable and generally acceptable manner. CLIENT and or AGENT will communicate on any service issues or performance considerations.

Appointment:

The board hereby appoints and grants AGENT exclusive rights to manage the property, and the AGENT accepts appointment as Manager to manage the property on terms and conditions set forth.

IPM shall provide for the following services, controls or procedures:

AGENT shall provide for collection of Assessments and other amounts in accordance with the Association's operating procedures and any legal perimeters which may exist. The AGENT shall handle and pursue on behalf of the Association delinquency and collection in full accordance with the governing documents, following the legal course of the law and the Missouri Fair Credit Reporting Act, and any charges specific to their handling as defined in this Agreement. AGENT shall send or provide notices of delinquency and subject to the direction of the Board, AGENT shall have the authority to retain an Attorney on behalf of the Association. AGENT shall be entitled to additional compensation at hourly rates identified on CLIENT Services Schedule for any time or materials associated with Court attendance or hearings.

Bank Account:

AGENT will insure funds of the Association are deposited in a bank account established in the name of the Association and identified as the Operating Account. Following year-end and where applicable a Reserve Account will be established as an interest bearing money market account. CLIENT designates AGENT as authority signature on bank account, unless otherwise stipulated and agreed upon. AGENT will utilize electronic bank credit payment when and where applicable for payment of services.

Billing/Accounts Receivable/Accounts Payable/Budget:

AGENT will review, approve and pay any bills on behalf of the CLIENT, when and whereby (and in AGENT's judgment) charges are valid and correct. AGENT shall pay all expenses of the Association from funds of the Association, including any amounts owed to AGENT for services performed.

AGENT has and bears no responsibility or obligation to advance funds to or on behalf of any Association, in the case of any shortfall.

AGENT will not exceed the specified expenditure limit on non-contracted vendors or service providers.

All contracts will exclusively be in the name of the CLIENT and signed by the CLIENT.

AGENT shall assist CLIENT in preparation of the annual budget. Financial Reports shall be provided on or before the 15th of each month, for the prior month.

AGENT utilizes a cash basis accounting system on behalf of the CLIENT.

Innovative Property Management, LLC
PO Box 1757
Washington, MO 63090
314-922-8968

Maintenance/Contractors/Vendors/Project Management:

AGENT shall assist and coordinate maintenance, subject to the direction of the Board and at the expense of the (Association) CLIENT and in accordance with the governing documents, appropriate standards of maintenance consistent with the character of the property. AGENT shall coordinate, oversee and where applicable inspect projects upon completion, as well as supervise onsite CLIENT employees and vendors contracted on behalf of the Association. Project Management for construction projects shall be discussed with the Board and approved with their authority.

Emergency Service:

Emergency situations will be handled and coordinated on behalf of the association with the CLIENT.

Independent Contractor Status:

CLIENT recognizes IPM as an independent Contractor providing services as AGENT of the (Association) CLIENT outlined in this Agreement.

Staffing:

AGENT will insure proper staffing to perform the services specified.

Approval Limits Assigned:

AGENT shall honor any approval limits defined in this Agreement.

Inspections

AGENT shall perform routine annual community association and property inspections in an effort to identify Association maintenance needs or Restriction violations. Homeowners will be notified of existing violation and when and where appropriate or applicable, and in accordance with an Association's existing fine policy – fines will be levied and attached the homeowners account.

Meetings:

AGENT will attend regularly scheduled meetings as set forth in this Agreement.

Records/Files:

IPM as AGENT of record shall serve as Custodian of the official records of the Board and the (Association) CLIENT.

Legal Notice:

AGENT shall notify the board and the (Association) CLIENT of any legal proceedings, any claims or lawsuits filed in the name of the (Association) CLIENT.

IPM Fees/Fee Schedules:

CLIENT shall bear responsibility for initial set up fee as required per this Agreement. CLIENT shall pay monthly contract services fee as set forth in this Agreement. AGENT shall provide any extra services listed in the following schedules and required as mandated or directed by the governing documents.

Conflicts of Interest:

AGENT and its employees shall not accept any remuneration of any type or in any form from any party as inducement for AGENT using or utilizing their services on behalf of the CLIENT. AGENT shall follow the Community Associations Institute (CAI) Code of ethics in management industry business practices.

Insurance:

The (Association) CLIENT shall insure at its sole cost and any expense with appropriate insurance the Property, AGENT and itself against liability and bear the expense of any and all litigation against the Property, AGENT and (Association) CLIENT as follows:

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Washington, MO 63090
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Public liability and property damage insurance on the property, and fidelity insurance, as well as a Directors and Officers policy naming AGENT as an additional insured.

The (Association) CLIENT shall provide to AGENT a certificate of Insurance coverage for each of such insurance policies or copies of full policies enforce.

AGENT shall at its own expense maintain its own insurance coverage.

Indemnification:

The (Association) CLIENT shall indemnify, defend and hold the Agent harmless from all damage suits in connection with the management of the property, including all legal fees relating to said suits, and from all liability for injuries suffered by any (Association) CLIENT board member, employee or other person whomsoever, except such losses caused by gross negligence of willful malfeasance of AGENT. The (Association) CLIENT shall indemnify and hold the Agent harmless from all legal, insurance and or other damage suits in connection with prescribed payment of Board member(s). Board acknowledges that they have been advised by Agent of all legal and other considerations subject to payment, along with personal liability issues and all risk associated with Board member payment consideration.

Termination:

Sixty (60) day termination notice is required by CLIENT and must be delivered in writing by Certified, US Mail and shall be effective the first of the month following sixty day notice.

AGENT shall hand over all CLIENT records in its possession. CLIENT understands there may be exceptions to what can and will be provided upon termination.

AGENT termination may occur by IPM giving sixty day notice to CLIENT.

Immediate termination may result if CLIENT has insufficient funds to pay any current or outstanding obligations, if CLIENT requests IPM to perform an unlawful act, or if CLIENT breaches its fiduciary duty under *Duty of Care* or *Duty of Undivided Loyalty*. Termination may also occur if CLIENT Board reaches an impasse or has irreconcilable differences that disregard professional management responsibilities.

Agreement Renewal or Extension:

In the event of transition/turnover and or changes in Board members for controlling percentages, the term of this Agreement shall automatically extend for one year in an effort to provide guidance, stability and continuity for newly elected Board members and the Association.

In the absence of any "Notice of Termination" this Agreement will automatically renew for a period of three months and any attached Fees or Schedules may adjust in consideration of the Consumer Price Index (CPI). If this Agreement is not renewed in the three month timeframe referenced, it will automatically renew for a period of one year from effective date.

Self-Management:

In the event a Board or (Association) CLIENT elects self-management following full scope management services with AGENT, an additional base fee will be charged at close-out.

Notices

Any Notices on behalf of the Association shall be provided in writing and addressed to the parties assigned in this Agreement.

CLIENT Expense Schedule

Paid by the Community Association	Rates/Charges
Coupons	No charge
Lockbox	No charge
Payroll for Association Employees	N/A
Long Distance Telephone	At cost
Express Delivery Services	At cost
Postage Charges	No charge
Copy Charges	No charge
Printing Charges	At cost for newsletters only
Minutes	N/A
Newsletter	Copy, printing and postage
Pool Pass/Tags/Member Cards/Key Cards	At Cost
Pool Pass Application Processing	\$20 after deadline
Annual Registration	\$35
Special Assessment Handling	No charge
Paid by Homeowners of the Association – charged to their account	
NSF	\$30
Credit Card Payments	TBD
HOMEOWNERS EXPENSE	
Closing Statements	\$125.0 or market rate
Condominium Questionnaire/Certification Letter/Check List/Eligibility/Resale Certificate	\$35
For any one day services an additional \$25 will be charged for expedited processing and handling	
<ul style="list-style-type: none"> • New Owner Transfer Fee 	N/A
Documentation Services	
CC&R's/By Laws/Articles of Incorporation/ Rules and Regulations (if applicable) in any other format other than electronic.	\$25
Request for Budget (hard copy/mailed)	\$10
Request for Annual Financial	\$10
Request for Special Letter on letterhead	\$20
Collection Services	
Payment Reminder (1 st Notice)	No charge
Payment Reminder (2 nd Notice)	No charge
Collection Letter (3 rd & Final)	\$20
Lien Filing by Agent	\$100
Collection Recap to owner on payment history with ledger	\$20
Collection Participation/Attorney Meeting/Court Appearance	\$75
Collection – Copies of any files, forms, ledgers or notices	At cost
Documents for Attorney or Lawsuit	At cost

Expenses identified under homeowners expense shall be charged to the CLIENT and billed to the homeowner and collected by AGENT on behalf of CLIENT, Funds collected will then be credited to CLIENT.

CLIENT Services Schedule
Meeting Rates (hourly) outside of this Agreement

CEO/Owner	\$100
Property Manager	\$75
Assistant Property Manage	\$35
Accounting	\$50
Association Transition/Turnover	
Consulting Services (Developer-Builder-Self-Managed)	N/A
Insurance Claim Processing	\$75 per hour
Construction Project Management	Projects over \$5,000 handled and coordinated by IPM will charge 3% for project management services.
Records Storage	Current –no charge
Remote Storage of Records (prior)	\$30.00 per box – annual charge
Scan to Paperless File	\$75 per hour
Back Up Disk Of Association Records	\$100
24/7 Manager Call Out	\$75 per hour
<ul style="list-style-type: none"> • Situation where Manager is called to the community after hours 	







2025-12-03 - Board Meeting Minutes

Final Audit Report

2026-05-11

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