



Homeowners Association Board of Directors Meeting Minutes

2025-12-10

1.0 Meeting Information

Meeting Date	Wednesday December 10, 2025
Meeting Time	5:30 PM to 6:25 PM
Location	311 Hampton Ridge Dr
Attendance	President: Joe Knoernschild Treasurer: Jason Fallon Secretary: Jim Miller
Agenda	Management Company Neighborhood Letter Financials Attorney Pond Pump Amanda Hogan Lawsuit

2.0 Attachments

IPM Termination Letter

3.0 Meeting Minutes

3.1 Management Company – A Motion to Vote passed & the Vote was 3-0 approving the following:

WHW HOA will accept IPM's early termination proposal of 12/31/2025. The two companies proposals were reviewed and though the board liked that one of the companies was local, the other company offered many more features such as a member portal, etc. The board agreed to the standard service offered by Community Financials because of the many financial services it offered; the cost was \$9.00 more/month than the current IPM contract. The following Actions were agreed to: President to draft letter to IPM accepting the termination and provide to directors for comments and mail. President to engage Community Financials to establish a contract.

3.2 Neighborhood Letter – A Motion to Vote passed & the Vote was 3-0 approving the following:

The January meeting will occur Wednesday January 28, 2026 at 6PM for one hour. The meeting will be via Webex; board agreed to pay for Webex. Agenda for January meeting was roughly discussed but main focus will be for members to ask questions. The President will draft a letter to the members to be sent as soon as possible to notify the members of: the election results, Upcoming January Meeting, IPM's resignation and replacement by Community Financials, Financial state of WHW HOA, Actions the Board has taken, members dues, request for member email/phone numbers, and updater on current vendor contracts.



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3.3 Financials – A Motion to Table passed on the following:

IPM has not responded to Treasurers' request for Backup Disk after 3 emails and 2 voicemails over last week. Currently pursuing getting questions answered.

3.4 Attorney – A Motion to Table passed on the following:

Board will continue to research attorney to answer questions pertaining to Covenants and Amanda Hogan Lawsuit.

3.5 Pond Pump – A Motion to Vote passed & the Vote was 3-0 approving the following:

Treasurer will evaluate if board can remove the pond pump and if not, schedule to have the pond pump removed and stored, before the pond freezes.

3.6 Amanda Hogan Lawsuit – A Motion to Table passed on the following:

This discussion is documented in a confidential meeting minutes on this subject.

4.0 Next Board Meeting

Wednesday December 17, 2025.

5.0 Board Approval of Meeting Minutes

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

[Jim miller \(May 11, 2026 12:39:33 CDT\)](#)

Jim Miller
Secretary
305 Hampton Ridge Dr



November 24, 2025

VIA CERTIFIED MAIL – RETURN RECEIPT REQUESTED AND EMAIL (to the current Board President and all known Board member emails) 7015 3430 0000 2802 3929

West Hampton Woods HOA c/o Board of Directors
311 Hampton Ridge Drive
Wentzville, Missouri 63385

Re: Notice of Termination of Community Association Management Agreement Effective Date of Termination: February 1, 2026

Dear Board of Directors,

Pursuant to the "Termination" provision on page 4 of the Community Association Management Agreement between Innovative Property Management, LLC ("IPM") and West Hampton Woods HOA, originally effective January 1, 2024 (and covering the period through December 31, 2026 unless earlier terminated), Innovative Property Management, LLC hereby provides formal written notice of its election to terminate the Agreement.

This termination is being delivered by certified U.S. Mail more than sixty (60) days in advance and will be effective on the first day of the month following the expiration of the sixty-day notice period. Accordingly, the management agreement and all services provided by IPM will terminate effective February 1, 2026, unless you agree in writing to have the effective date December 31, 2025 to allow for more clear financials due to the association being on a calendar year.

During the period, IPM will continue to provide the services outlined in the Agreement in the ordinary course and will work cooperatively with the Board (or its designated transition committee) to ensure an orderly transition of management responsibilities. Upon request, and subject to the limitations stated in the Agreement, IPM will make available for pickup or delivery the official records of the Association that are in our possession.

All association funds currently held in operating and reserve accounts titled in the name of West Hampton Woods HOA will remain the property of the Association. After all outstanding invoices owed to IPM for services rendered through January 31, 2026 have been paid, any remaining balances will be transferred in accordance with the Board's written instructions.

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

We appreciate the opportunity to have served the West Hampton Woods community over the past years and wish the Association and its members continued success in the future.

Sincerely,

Tiffany Jacobsen

Innovative Property Management, LLC

cc: All current Board members (via email)

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







2025-12-10 - Board Meeting Minutes

Final Audit Report

2026-05-11

Created:	2026-05-11
By:	Joseph Knoernschild (orders@knoernschilds.com)
Status:	Signed
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-  Document created by Joseph Knoernschild (orders@knoernschilds.com)
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-  Document emailed to jm72miller@gmail.com for signature
2026-05-11 - 5:37:21 PM GMT
-  Email viewed by jm72miller@gmail.com
2026-05-11 - 5:38:45 PM GMT
-  Signer jm72miller@gmail.com entered name at signing as Jim miller
2026-05-11 - 5:39:31 PM GMT
-  Document e-signed by Jim miller (jm72miller@gmail.com)
Signature Date: 2026-05-11 - 5:39:33 PM GMT - Time Source: server - Signature Appearance Selected: MOBILE_DRAW
-  Agreement completed.
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