

Stable Ridge Estates
And
The Manors of Stable Ridge
Homeowners Association Board Meeting

Tuesday, May 29, 2007

1. Meeting brought to order by Alan Hibbler at 8:30 pm

a. Present:

- i. David Ake – Board Member
- ii. Don Adamski – Board Member
- iii. Scott Frappier – Architectural Review
- iv. Mark Murphy – Architectural Review

2. Alan brought up complaint by homeowner re: parking of commercial vehicle in driveway. Alan composed a response to the homeowner reiterating our stance on commercial vehicles that was also outlined in the newsletter.

a. Discussion re: amendment to the covenants regarding commercial vehicles. As the current covenant is very loose and open to interpretation. The board feels as though the covenant should be amended clearly defining "commercial vehicles" as opposed to company provided vehicles. This will be further discussed and drafted at the next board meeting.

3. 3340 Steeple Hill – This home is in foreclosure. The board has been contacted by Mid-America Property Partners for information regarding the status of the homes account(s) with the Homeowners Association. Mid-America does not have full possession of the property as of yet so they are not maintaining the property. The board has requested that TJ's Lawn Service maintain the yard until Mid-America is in full possession at which time it will be their responsibility. Bills for lawn care will be paid by the board and put against the property. David will follow up with TJ's and Mid-America Property Partners.

4. Boschertwon Entrance – Don will be following up with Behlmann Signs re: the Boschertwon entrance. He will also contact a tree service regarding the removing of the large tree at the entrance.

5. Neighborhood Watch – Alan mapped out the responses for neighborhood watch. He will follow-up with those individuals who wanted to participate and also try to get more homeowners involved. A meeting will be planned with the St Charles Police department and interested homeowners in the near future.

6. Architectural Review – A resident submitted plans for a shed. The plans were reviewed by Scott and Mark, and where they both appreciate the information that the resident submitted it is still incomplete. Mark questions the plans for the foundation and feels that the resident needs a more accurate and professional drawing that has been approved by the city prior to the approval of the board. Scott will follow-up with the resident.

7. Garage Sale – Don will be putting together an ad for the Suburban Journal(s) as well as the Post Dispatch. These ads will run on Wednesday, June 13 and Saturday June 16. The sale will be Saturday, June 16, 8:00 am - Noon.

8. Neighborhood Picnic – David will contact those who showed an interest in working on the planning committee for the picnic to set up a meeting to discuss budget etc.

With no new business or old business to discuss the meeting was adjourned at 9:30 pm.