

OHHA Annual Meeting Minutes - May 27, 2024 - 9:00 AM

OHHA Board of Directors Attendance:

- President Joe Herting
- Vice President Curt Kelly
- Treasurer Diane Modray
- Assistant Treasurer Dustin Pritchard
- Secretary Jim Moss
- 4M Management, LLC - Bill Morgan

OHHA Members in Attendance:

- Myron Wendt
- Diana Keller
- Lisa and Dennis Willis
- Bob Senf
- Richard Schaaf
- Curt and Dale Kelly
- Tom Foy
- Charles Peters
- James Steiner
- Jimmy Steiner
- Jeff Souders
- Joe Baird
- Jolanta Minnick
- Matt Mergen
- Steve Black
- Dick and Pat Sibley
- Brian and Laura Brookshire
- Fred and Carol Brookshire
- Duane and Vicki Spencer
- Kent and Katrina Wheelock
- Michael Hedrick
- Eric and Anissa Miller
- Chris and Shelby Price
- Dorothy and Scott Bandeko
- Gary Biegenowski
- Brock Depperschmidt
- Jerri Depperschmidt
- Frank and Bonnie Yount
- Joe and Ann Herting
- Jim Moss
- Dustin Pritchard
- Mike Moeller
- Scott Whitney
- Kristin and Phillip Woods
- Jerry Masek
- Rebecca Lane
- Bruce Dresne
- Robert and Rachel Mais
- Cary and Lois Crocker
- Albert North

- Alon and Amy Fisch
- Larry and Judy Moehlmann
- Daniel and Melony Murry
- Cyndy and Bob Mahlandt
- Cathy and Mike Henkins
- Dave and Jo Cambell
- Tony and Diane Modray

OLD BUSINESS:

Pres. Joe Herting called the meeting to order and read the President's Report. Introductions of OHHA Board Members.

Bill Morgan of 4M Management LLC explained the Treasurer's Report: *total funds held by OHHA, his base fee, additional fees incurred, and miscellaneous expenses*. Additional fees were for hiring a lawn company to cut the pavilion ground's grass, signage for the pavilion grounds, meeting the tow truck at pavilion grounds to tow watercrafts that were in violation, and researching delinquent owners for collection of unpaid dues. All "additional fees" were approved by the board of directors.

Mr. Morgan stated that OHHA had nine delinquent owners, and he has been able to fully collect on 7 of them. One of the remaining delinquent members will be foreclosed on soon. The other is paying soon.

Mr. Morgan also requested OHHA owners to enter their contact information on the attendance sheet so that we have the most updated information. Mr. Morgan then explained the mandatory EPA forms that every OHHA homeowner must complete and submit to him. These forms are an inventory of the water service line that goes into each owner's residence. If you have not received or completed this form, request one by emailing him at ohhaowners@gmail.com.

Statement of Funds (as of 5/1/24)

- **\$2,508.36** in the operational fund (checking account)
- **\$29,551.36** in the water fund (savings account)

Lastly, Sec. Jim Moss reminded OHHA owners about the OsageHighlands.org website, where there is a wealth of information: By-laws, board of directors' and 4M Management's contact information, and much more. The best email to use to contact the board of directors: osagehighlandsbod@gmail.com

If you have a more urgent issue (i.e. reporting a water leak), call Bill Morgan at 573-368-8965.

NEW BUSINESS:

The Annual Assessment Increase Proposal was discussed at length. Ned and Kelly Goss from Missouri Water Association were present to answer questions from OHHA members.

After the lengthy question and answer session, Sec. Jim Moss made a motion to vote, which Pres. Herting seconded. 51 total votes were cast, and the final vote of 45 to 6 approved the annual assessment increase.

In 2024, the annual assessment amount is \$350 for a lot with a dwelling, and \$175 for a lot without a dwelling. In 2025, the final increase will be \$535 for a lot with a dwelling, and \$175 for a lot without a dwelling. Sec. Moss made a motion to extend this year's due date to July 31, 2024, which was approved by the board of directors. 2024 Annual Assessments will be mailed out as soon as possible by 4M Management.

NOMINATIONS OF BOARD MEMBERS:

- Diane Modray resigned as treasurer and Alon Fisch expressed interest in the position. Sec. Moss nominated him and it was seconded by Pres. Herting.
- Joe Herting resigned as president. No one present at the meeting expressed interest in the position. Since no one expressed interest, Sec. Moss asked if anyone would be interested in taking over his secretary position and he would then serve as president. Rebecca Lane volunteered to do so and Jim Moss was approved by the membership to become president.

GENERAL COMMENTS:

- A member asked if OHHA is responsible for the subdivision's roads. Jim Moss informed the group to contact Ike Skelton (Presiding Commissioner) at ike_skelton@camdenmo.org / 573-317-3850 and Don Williams (2nd District Commissioner) at don_williams@camdenmo.org / 573-317-3850.
- "Winter Trailer Parking" - Alon Fisch made a motion to hold a vote to allow watercraft storage on the pavilion's perimeter from Labor Day to Memorial Day each year. It was seconded and the final vote (by show of hands) was 17 to 14 in favor. The matter was approved.
- New member introductions.
- A member asked if there was a Facebook Page for OHHA and Pres. Moss informed her that there is. If anyone wants to follow it, search "Osage Highlands Homeowners Association."
- A member expressed their concern for how fast vehicles are driving down Highlands Drive. Pres. Moss asked them to contact Camden County Sheriff's Office (573-346-2243) / <https://www.camdencountymosheriff.org/contact>
- A member asked the board of directors if they could park their personal vehicle under the pavilion during inclement weather. The board of directors declined that request due to the potential liability to OHHA.
- A member asked about the two houseboats under construction that are in the water in the back of the southern cove of Osage Highlands. The member wanted to know how they could be removed. Pres. Moss stated that if they are in the water, they are under Ameren's jurisdiction, and to contact Ameren to file a complaint. Other members stated that they have already contacted Ameren about the houseboats.
- A member asked about tree trimming along Highlands Drive, and whose responsibility it is. Mr. Morgan of 4M Management stated that they should contact Camden County for tree trimming along the roadways.
- A member asked about making the southern cove a "no wake cove." Pres. Moss informed them to contact the Missouri Water Patrol to have that done, as it is not under the jurisdiction of OHHA.
- A member requested that the grass and vegetation around the Osage Highlands entrance sign be maintained. Pres. Moss stated that 4M Management will have that done at the board of directors' request.

With no more general comments, the meeting was adjourned.

Next OHHA Annual Meeting: May 25th, 2025 - 9:00