

OSAGE HIGHLANDS HOMEOWNERS ASSOCIATION

2025 ANNUAL MEETING MINUTES

ATTENDANCE:

- Jim Moss
- Curt Kelly
- Rebecca and Jerry Masek
- Alon and Amy Fisch
- Albert North
- Larry Moehlmann
- Richard Sibley
- Mike Moeller
- Robert Mais
- Brian Brookshire
- Scott Bandeko
- Dorothy Hughes
- Kent Wheelock
- Jerri Depperschmidt
- Jeff Arnold
- Myron and Diana Wendt
- Brock Depperschmidt
- Chris Price
- Bruce Dresner
- Micheal Hedrick
- Tom and Sherry Foy

AGENDA:

1. Call to order and Board of Directors introductions

Jim Moss called to order at 9:00 am and introduced the current board of directors: Curt Kelly - Vice President, Alon Fisch - Treasurer, Rebecca Masek Secretary, Dustin Pritchard - Asst. Treasurer (not present)

2. President's Report

A. Report reviewed by Jim Moss.

B. Additional announcements: Please leave your name on the sign-in sheet for attendance purposes. If members present are not receiving the OHHA group emails, please leave your email with Secretary Rebecca Masek.

This will be his last year of serving on the OHHA board of directors. If you have interest in serving as President, please contact him.

3. Management/Treasurer's Report by Bill Morgan - 4M Management, LLC

A. Update OHHA owner contact info with Bill Morgan.

Please let 4M property management know if you did not receive a bill.

Bill Morgan of 4M updated on delinquent residents. Homeowners who have not paid are creating budget concerns since currently OHHA used the majority of reserve last year to update and switch to Missouri Water Association (MWA).

4M is currently working with MWA to see if a lockout system would be something that could be implemented for those who are delinquent. The initial cost of the lockout would be on OHHA but the delinquent property owner would eventually pay the lockout fee (and all delinquent dues).

4M management proposed that OHHA change the current late fee to \$50 a month the first year, and then \$100 a month after the first year of being delinquent. This would raise the amount owed and make foreclosure or lien options more viable for the association.

A resident did inquire if 4M had any knowledge of what MWA's "plan" for our system for the 2025-2026 year. Bill Morgan was not aware what the next steps were to be taken.

4. Old Business:

A. President Moss reminded everyone about Osage Highlands Website - OsageHighlands.org

5. New Business:

A. 2025/2026 Annual Budget Discussion

Jim Moss asked if there were any further questions regarding the proposed budget—there were no questions from the members present.

B. New monthly late fee proposal (\$50/month for first 12 months, \$100/month thereafter):

Motion was made by J. Moss seconded by J. Masek, the association voted and passed to raise the late fees.

C. New OHHA member introduction:

No new members present

D. Member general questions and comments:

A concern was addressed regarding communication with MWA, Jim Moss asked that you include himself and 4M management on all MWA correspondence so that we can assure all needs are being met.

A concern was addressed regarding low water pressure (by boat ramp) and J. Moss said he would get those concerns to MWA.

Some concerns were addressed regarding the camper that was parked on Highlands Drive near the first turn to Osage Highlands Loop. The board will look into this concern.

Motion to Adjourn - Motion made and seconded at 9:24 am

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Next OHHA Annual Meeting - May 24th, 2026 - 9 AM