

OSAGE HIGHLANDS HOMEOWNERS ASSOCIATION

2026 ANNUAL MEETING MINUTES

ATTENDANCE:

- Jim Moss
- Curt Kelly
- Rebecca Masek
- Alon Fisch
- Dustin Pritchard
- Robyn Camack
- Brittany Worrall
- Dave & Jo Campbell
- Zack Newman
- Robert Mais
- Jeff Moehlmann
- Brian Mills
- Richard Sibley
- Kent Wheelock
- Bruce Dyson
- Dorothy & Scott Bandeko
- John & Barb Tate
- Lu Lorenzen
- Jerri Depperschmidt
- Brock Depperschmidt
- Blake Depperschmidt
- Bob & Cindy Mahlandt

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. *Current Email: 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.*
- B. *President's Report: Reviewed by Jim Moss and opened for any questions.*
- C. Explanation of Annual Assessment Increase: Jim Moss had prepared a rundown of the rate increases that have evolved since 2021 beginning with the loss of the neighborhood water commissioner, the usage of L.O.W.S. for the neighborhood water needs, which in turn depleted the majority of the reserve account, the approval of Missouri Water and the rate increases for their services.
Please contact MWA for water leaks: Missouri Water Association's emergency phone number is **866-504-1646**.

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

- A. *Update OHHA owner contact info with Bill Morgan.*
- B. *Bill Morgan of 4M updated on delinquent residents. Homeowners who have not paid and what that amount is to the current budget. Status of current budget and expenses.
4M is currently working on foreclosure of a residence that has exceeded \$4,000 in past due fines.*

3. New Business:

- A. **New Members:** None were present
- B. By-Laws Enforcement / Fines Schedule Proposal: Alon Fisch Presented the proposal for a fines schedule for violations to the by-laws. [Proposal](#) impose fines for violations according to the following schedule:
 - **First offense:** Written warning and notice of violation
 - **Second offense or failure to correct after written warning:** \$50.00 fine
 - **Third offense:** \$75.00 fine
 - **Fourth offense:** \$100.00 fine

With a cure period of 10 days

Resident's questions included:

What would fines be imposed for? Anything that is in violation of the [by-laws](#).

How will residents be notified of their violation? Certified Mail

Vote was made and passed Yes:21 No:0

- C. Board of Directors Nominations: Jim Moss Nominated Alon Fisch as president, A. Fisch Accepted. Alon Fisch nominated Robyn Camack of Treasure, R. Camack accepted.

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

D. Member general questions and comments:

A concern was addressed regarding upkeep of the front entrance and one resident did volunteer to help. A concern was made regarding why the front entrance had not been mowed, the resident who has mowed it in the past years is unable to do that currently, Jim Moss did state that a mowing service could be hired but would be at a cost, and if residents were interested in helping they were welcome to address.

One resident did request for more reminders and communication from the board.

Residents at 621 OSage Highlands Loop, and 643 OSage Highlands Loop addressed concerns that their water lines may have been missed during the recent marking.

Motion to Adjourn - Motion made and seconded at 9:34 am

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Next OHHA Annual Meeting - May 30th, 2027 - 9 AM