

HIDDEN OAKS HOMEOWNERS ASSOCIATION– ANNUAL MEETING MINUTES

APRIL 29^h, 2025

The Hidden Oaks Homeowners Association(HOHA) met on April 29th, 2025, in the community room located in the City of Saint Charles Missouri Police Station located at 1781 Zumbuhl Road in St. Charles Missouri with the board members present Stephen Johannes, Greg Walters, Kim Karr and owners or their designated proxy representing 32 lots of the association.

Stephen called the meeting to order at 6:30PM and welcomed the owners to the meeting.

The first order of business was a presentation and question answer by the City of St. Charles Engineering regarding the 5th Street Reconstruction Project.

The second order of business was review of 2024-2025 expenditures led by Stephen Johannes

Stephen presented the increased costs in 2024 to 2025

- Insurance went up by almost 43%
- Largest costs are insurance, landscaping maintenance, and collection fees
 - Insurance
 - Common Ground Maintenance– 28%
 - Collection Fee – 15%

Stephen provided projections for 2025 to 2026 budget and a long-term projection for budget year 2026 to 2027.

Stephen answered questions about the budget.

The second order of business was a review of the common ground maintenance led by Angela. Angela presented the current maintenance issues regarding overgrown and dead trees in the common ground areas along fifth street and canyon oak court.

The next order of business was to vote on board members. Ballots were distributed one per lot to those present. The rules for the votes were explained

19 owners are required to be present or via proxy for the vote.

Two names should be provided for director.

The vote result would be counted after the presentation from Vince Ratchford

The next order of business was a presentation by Vince Ratchford who is the Council Member for Ward 3 in the City of St. Charles. Vince provided an update on city issues and answered questions from the owners present.

The final order of business was to announce the results of the board member election

Greg Walters announced that Stephen Johannes has been elected to the board with a term ending in April 2027 and Matt Karr has been elected to the board with a term ending in April 2026 filling the position that was vacated by Angela Layman in December 2024.

After the results were announced, the HOHA board members thanked everyone for their attendance and reminded that if there were any follow-up questions they could reach out to one of the board members directly or via the hiddennoaks63303@gmail.com account.

The meeting was then adjourned.

Date Approved: 8/4/2026
Approved by: Stephen Johannes


Greg Walters