

HIDDEN OAKS HOMEOWNERS ASSOCIATION BOARD OF DIRECTORS – ANNUAL MEETING MINUTES

APRIL 29th, 2025

The Hidden Oaks Homeowners Association (HOHA) board of directors met on April 29th, 2025 directly after the annual Hidden Oaks Homeowners Association Annual Meeting in the community room located in the City of Saint Charles Missouri Police Station located at 1781 Zumbahl Road in St. Charles Missouri with the board members present Greg Walters, Stephen Johannes and Matt Karr.

The meeting was opened with Greg congratulating Stephen on his re-election to the board with his term set to expire on April, 2027. Stephen & Greg then congratulated Matt Karr on his election to the board with his term to expire on April, 2026 to fill the remainder term of the position that was vacated by Angela Layman in December 2024.

The first order of business was to elect a board president. Greg nominated Stephen and Matt agreed with the decision. Stephen accepted the nomination and as all three directors agreed, Stephen was voted as president of the HOHA Board of Directors. Greg was selected as Vice-President and Matt as Secretary.

The second order of business was to set the annual assessment rate for 2026. During the HOHA Annual meeting 2025, the budget was reviewed with showing a deficit due to cost of insurance. Per the budget the review the board agreed to set the rate to \$126.50 per lot per year as allowed by the covenant

Stephen made a motion to increase the assessment rate. Greg seconded the motion. Stephen, Greg and Matt voted unanimously to approve the increase to \$126.50 per year per lot in the assessment year of January 1st, 2026, to December 31st, 2026 with a billing date of March 1st, 2026 and a delinquent date of April 15th, 2026.

Next order of business was delinquent accounts. The board discussed whether to go forward the lien process for the six accounts that are delinquent for two or more assessment years. After discussion the board agreed to move forward with the process. Stephen will contact City and Village to get the paperwork required to start the process.

Next order of business was the current irrigation company. The board decided to continue with Automatic Rain. Stephen will go ahead schedule the appointments.

The final order of business was a discussion of onboarding Matt as a new board member. Stephen and Greg discussed current operations with Matt and the next steps for training Matt on how the board interacts with City & Village and current owners.

The meeting was then adjourned by Stephen.

Date Approved 8/4/2026

Approved by Stephen Johannes _____
Greg Walters _____