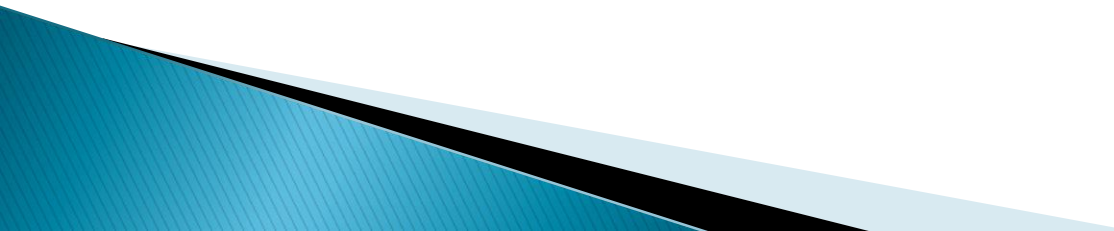
An aerial photograph of a suburban neighborhood. A winding creek flows through the center of the image, surrounded by dense trees and greenery. Houses are scattered throughout the landscape, some clustered together and others more isolated. The overall scene is a mix of natural and developed land.

# The Manors at Deer Creek HOA Meeting March 31, 2022

# Agenda

- ▶ Financial Summary
  - ▶ Web Site and Users Group Info
  - ▶ Trustee Election
    - Nominations and Voting
  - ▶ Information from your City Council Members
  - ▶ Questions
- 



# Receipts 2022

12/01/2022 through 12/31/2022

YTD

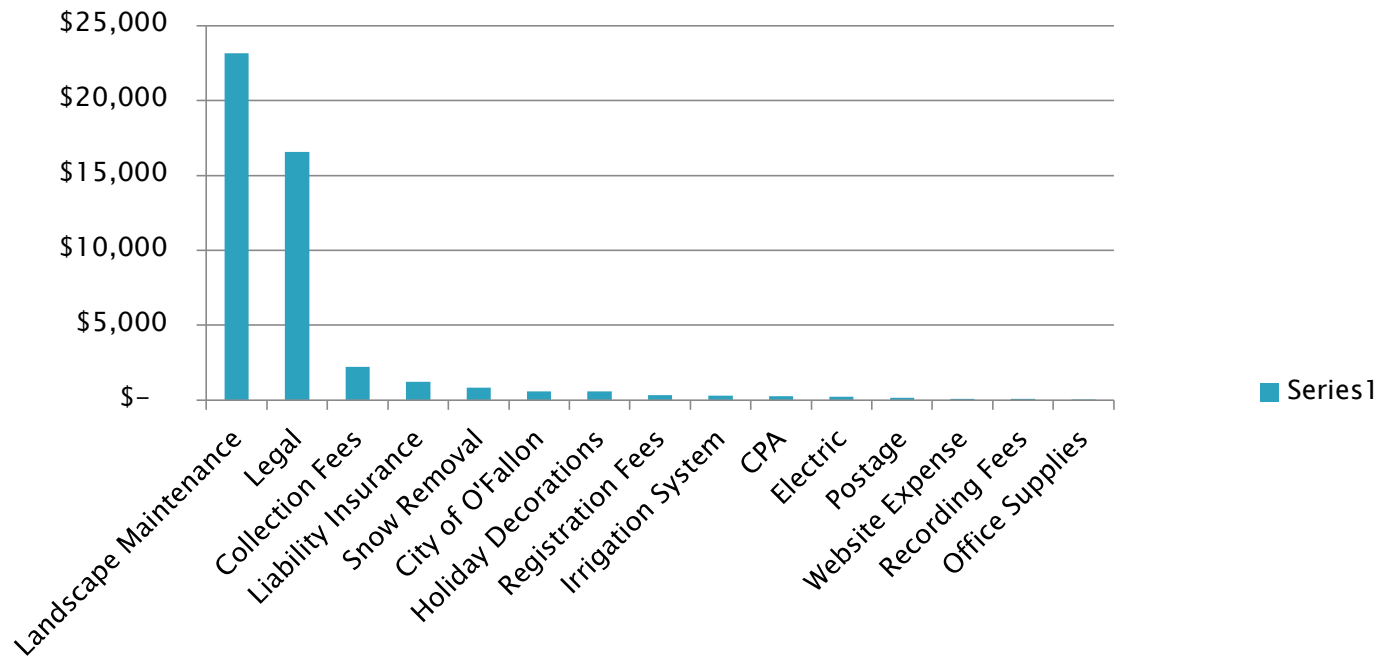
<b>Beginning Balance</b>		<b>\$47,744.90</b>	<b>\$66,466.75</b>
<b>Receipts</b>			
0005	Interest	\$6.00	\$108.00
0012	Trustee Assessment	\$200.00	\$27,400.00
0027	Recording & Releasing	\$0.00	\$110.00
<b>Total Receipts</b>		<b>\$206.00</b>	<b>\$27,618.00</b>

# Disbursements 2022

**Account Name: Primary**

		<b>12/01/2022 through 12/31/2022</b>	<b>YTD</b>
<b>Disbursements</b>			
1100	Legal Services	\$0.00	-\$16,561.24
1110	CPA Services	\$0.00	-\$265.00
1200	General Liability Insurance	\$0.00	-\$1,207.00
1460	Annual Registration Fees	\$0.00	-\$25.75
2010	Snow Removal	\$0.00	-\$824.00
2100	Landscape Maintenance	\$0.00	-\$23,153.82
2150	Irrigation Maintenance/Repair	\$0.00	-\$288.00
2450	Holiday Decorations	\$0.00	-\$560.00
3710	Website Expenses	\$0.00	-\$76.00
5300	City of O'Fallon	-\$32.00	-\$563.82
5500	Electric Expense	-\$18.06	-\$207.80
5700	Postage	\$0.00	-\$161.24
5720	General Office and Copy Supplies	\$0.00	-\$34.08
5725	Recording Fees	\$0.00	-\$72.00
5900	Collection Fee	-\$16.48	-\$2,200.64
<b>Total Disbursements</b>		<b>-\$66.54</b>	<b>-\$46,200.39</b>

# Disbursements 2022



# Summary

12/01/2022 through 12/31/2022

YTD

Total Receipts

\$206.00

\$27,618.00

Total Disbursements

-\$66.54

-\$46,200.39

Ending Balance

\$47,884.36

\$47,884.36

Reoccurring Annual Expenses	\$29,639
Reoccurring Annual Receipts	\$27,400
Extraordinary Legal Costs	\$16,561

# Trustee Legal Activity

- ▶ Annual Assessment to remain at \$200 for 2023.
  - Bills mailed in July, due in August
- ▶ Unapproved fence installation.
  - The HOA will recoup all legal expenses via liens and or garnishment as a result of pursuing the above legal actions.

# On-Going Legal Action

- ▶ I tried one last ditch attempt to get us out a trial. This attorney has been ordered twice to produce discovery and twice he failed to do so. So I filed for discovery sanctions and the case law allows the judge to just grant us a judgment. Well the judge didn't do that, he's giving this other attorney one more chance. In fact he even turned it around on me a little bit. "Generally we know that attorneys don't always follow the rules regarding discovery but when you have an attorney that's being a stickler (meaning me) then it's not my job to say you can't follow the rules."
- ▶ He also hasn't filed affirmative defenses so I filed a motion to block him from introducing any evidence of permission and the judge basically said "I think it's too premature at this juncture, but you (meaning the other attorney) may want to address it."
- ▶ So we're doing a trial on this I guess! All I can say is I'm sorry. We tried a motion for summary judgment, we tried a motion for sanctions, apparently this court loves to waste everyone's time a try things!
- ▶ So April 7, 2023 at 10 am. Ron you're our star witness. I've got witness prep with you the day before at 1 pm here.
- ▶ The surveyor will also be at the trial. If we win, attorney fees will be decided in a separate motion on a different date. Let's hope, after making us jump through all these hoops they give us our full fees!



# Ward 5 Councilmembers

Debbie Cook

1275 Pinehurst Club Court  
O'Fallon, MO 63366  
636-379-5588  
dcook@ofallon.mo.us

Term ends: April 2022



Ron Connell

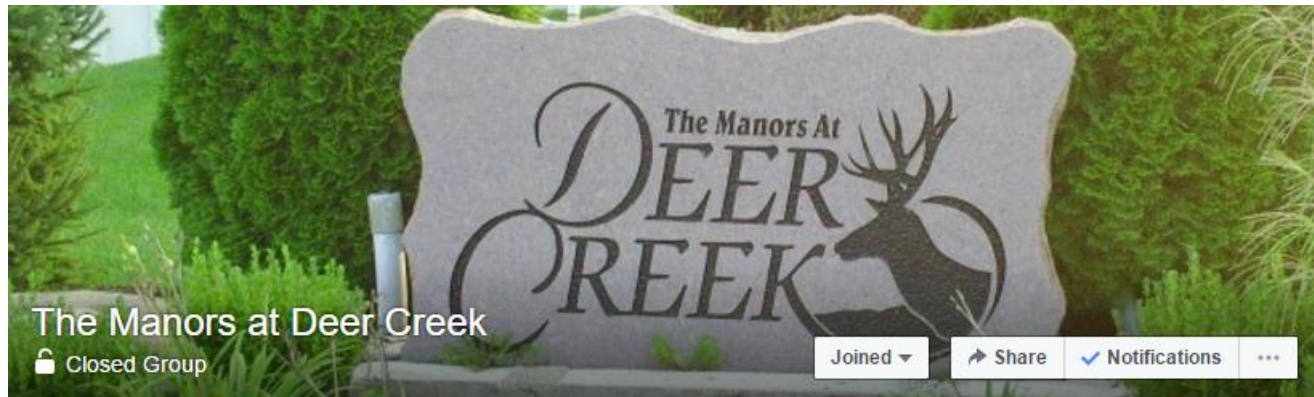
1118 Water View Lane  
O'Fallon, MO 63366  
Phone number coming soon  
rconnell@ofallon.mo.us

Term ends: April 2023



# Media

- ▶ <https://www.ofallon.mo.us/>
- ▶ [www.themanorsatdeercreek.com](http://www.themanorsatdeercreek.com)
- ▶ <https://www.facebook.com/groups/464394183720710/>



# Questions

