

2023 Claymont Neighborhood Annual Meeting

Wednesday, April 5, 2023 6:30pm – 8:30pm

St. Mark Church Gym

Opening: Claymont Board President, Jack Ehlers, welcomed attendees

Mayor: Ballwin Mayor, Tim Pogue, addressed attendees noting the following.

- Ballwin ended 2022 fiscally strong
- \$2M will be spent on street repairs in 2023
 - o Specific to Claymont, the city applied for a grant in 2022 to assist with repaving Claymont Dr. which was denied. The city plans to re-apply in 2023 with Ballwin taking more fiscal ownership.
- The new Holloway Park is well underway. Upgrades include a dedicated pickleball court, new playground and restroom. The park is 50% funded by a grant.
- The city was awarded a \$1M grant to update Vlasik Park.
- The new police station is on target for completion in early July (grand opening currently planned for July 8th). The project is under budget.
- Related to the fiber installations which have been occurring in Claymont, there have been some challenges with the contractors (ex: hit utilities, etc.) resulting in the firing and replacement of one company. If you have issues with the installation near your house, including inadequate soil fill in around the boxes, please contact the City of Ballwin.
- Related to new businesses, Ballwin continues to attract and encourage local businesses (ex: Little Hi, Rose Barrel, an auto related business)
- There was a question related to how to request a sidewalk installation – See below for more information

Alderman: Newly elected Alderman, Mark Weaver, introduced himself noting that he has lived on Claymont Dr. for 14 years.

- Alderman Weaver is the owner of All-Ways Open Lock & Key Services
- He is the Chairman of the Ballwin Planning and Zoning Committee and has been involved in other areas of the City of Ballwin
- Ballwin Police 100% staffed
- There was a question related to whether stop signs can be added on Monticello Dr. Alderman Weaver advised the resident to reach out to him to discuss once his contact information has been established.
- NOTE: Once Alderman Weaver's contact information has been established with the City of Ballwin we will post that information on our new website, claymonthoa.com

Community Outreach Police: Officer Eckert introduced himself noting that he has been with Ballwin for the last 5 years and focused on community relations.

- In 2023, there has been no increase or decrease in car break-in compared to 2022. The individuals caught committing the crimes have all been from outside the area. As a reminder, never leave your car unlocked and hide any valuables.

- The City of Ballwin police partners with area cities to identify instances happening at night and catch them as the move jurisdictions.
- There as a question related to speeding on Claymont Dr. Office Eckert noted recently there was an electronic speed sign set up on Claymont Dr. The department collects a week's worth of data and analyzes to identify the high-volume times of day so they can target those time frames for enforcement.

Board Commentary: Claymont Board President, Jack Ehlers, Board Vice President, Mike Robinson, Secretary, Rebecca Valencia and Trustee, Cassie Luebbers, commented on the following items.

- Monticello Parkway Project: In 2022, we had multiple dead trees and shrubs removed from the Monticello Parkway. Recently, sod was installed to cover the dirt areas. Efforts will continue in 2023 to install plantings / trees and fill holes.
- New Website: Cassie debuted the new website (claymonthoa.com) and encouraged everyone to register their email address for more efficient communication on events and announcements from the Board. The website now includes:
 - o Events
 - o Contact Form + Trustee Contact Information
 - o FAQs
 - o Administrative Information including neighborhood map, by-laws, restrictions. COMING SOON – Financial Statements
- Jack specifically addressed several questions / concerns that were raised on Facebook posts.
 - o CMA, Community Managers Association, is our management company. They handle collecting HOA fees, paying vendors and maintaining our accounting records. They have a local office, 14323 South Outer 40 Road; however, fees are sent directly to the bank they utilize which has a PO Box address in Las Vegas.
 - o Board members do not have access to any funds. Funds are only distributed by CMA with a valid invoice.
 - o The Board is a volunteer board, no members are paid in any way.
 - o If you are getting an HOA bill with the previous owner's name on it, please contact the Board (contactus@claymonthoa.com) and we can have the update made by CMA. Upon sale of a home, the title company is responsible for notifying CMA of the change in ownership; however, we have seen several instances where this hasn't occurred.
 - o We are utilizing St. Mark facilities for our annual meeting and events at no cost. In the past, the annual meeting has been held at the Ballwin Golf Course; however, that location comes with an expense and based on historically low turnout to the annual meeting the Board did not believe this was a good use of funds.
- HOA Increase: Jack led a discussion on the HOA increase from \$35 to \$75. The Board voted to raise HOA dues to due to rising costs of services, water, electric, landscape/lawn and deferred maintenance items that will be addressed over the next few years. Over the last 5 years Claymont has been close to or has run a deficit (see financial section below for more information). Jack noted that the Board is very focused on getting Claymont in a better financial position and has already taken action to re-evaluate vendors.
 - o There were several questions / concerns about the letter sent with the bill and why the increase was not discussed at the annual meeting and then sent out. The Board

discussed and voted on sending the letter and 2023 billing out together to avoid additional administrative costs from CMA who facilitates our billing (each mailing costs approx. \$1,200 -- \$2/ mailing * 600+ homes). Additionally, the Board discussed and voted on sending the mailing prior to the annual meeting to allow for people, especially those who may not normally attend, to be able to come to the annual meeting to ask specific questions. NOTE: The annual meeting is typically attended by <10% of households.

- Updates:
 - The prior landscape company was under a 3-year contract that expired in 2022. We obtained bids from 3 companies and have selected a new vendor with a different maintenance structure and fees / hour. We also revisited the scope of work during this process.
 - We are looking to shop around the liability insurance that is required to be carried. If you know of an agent, feel free to send their contact information to Jack.
 - Deferred Maintenance Items: The following items are on the Board's radar to address over the next few years.
 - Tuckpointing and monument repairs at Sudbury, Claymont Dr. and Country Club entrances.
 - Irrigation line leak repairs
 - Street light upgrades
 - Sidewalk replacements
 - Jack answered questions regarding specific sidewalk replacement requests, reducing street light running times noting that these are also the 2 topics he gets contacted most on during the year.
- Finances: Mike led a discussion on the current state of the Claymont finances
- Mike provided background information around how the Claymont finances were handled internally by a neighbor until their death in 2015. At that time, the Board selected CMA to manage Claymont accounting. The very limited records maintained were provided to CMA to begin our accounting records.
 - The indentures (16 different ones from as streets were added to neighborhood) and bylaws are VERY old / original. We would like to look into having them reviewed and possibly updated, if needed.
 - At the moment, there is an approx. 19% delinquency rate. Jack and Mike are working on addressing the larger account balances (i.e., delinquent year over year).
 - Additionally, they are working with CMA to ensure homeowner records and prepaid / past due account balances are accurate. The Board plans to revisit whether CMA should continue to be used during the second half of the year.
 - Mike provided an overview of the types of expenses incurred each year and a historical overview indicating that the fees discussion likely should have occurred several years ago. See below for highlights. The Board is working to post historical financial information on the new website. Check back soon!

	2022	2021	2020	2019	2018
Balance Sheet					
Assets	\$ 13,394	\$ 21,658	\$ 22,791	\$ 20,569	\$ 27,788
Liabilities	\$ 1,922	\$ 2,044	\$ 1,013	\$ 977	\$ 863
Owner's Equity	\$ 19,614	\$ 21,778	\$ 19,592	\$ 26,925	\$ 25,729
Net Income (Loss)	\$ (8,142)	\$ (2,164)	\$ 2,186	\$ (7,333)	\$ 1,196
Income Statement					
Income	\$ 21,196	\$ 21,830	\$ 25,995	\$ 22,810	\$ 23,699
Expenses	\$ 29,338	\$ 23,994	\$ 23,809	\$ 30,143	\$ 22,503
Net Income	\$ (8,142)	\$ (2,164)	\$ 2,186	\$ (7,333)	\$ 1,196

- Mike noted that per a prior Board decision a portion of the cash balance is retained as a legal reserve in the event of any legal action against the neighborhood. When we moved to CMA the Legal Defense Fund was absorbed into the general cash balance.
 - There was a suggestion to develop a budget to actual to report against – which will be implemented by the Board – especially as we get a better handle on the finances this year.
- Calendar of Events: Rebecca provided an overview of the events currently planned for this year.
- Similar to last year, Food Truck Fridays will be held the 2nd Friday of the month May – October with the exception of July when we have the 4th of July Bike Parade. HOA funds are used to provide the entertainment (ex: Bubble Bus, face painter, live band etc.) and are budgeted at \$500 per event with the attendees paying for the food trucks. In the rare event we do not cover the food truck minimum purchase requirement to come out, HOA funds are used to cover any difference.
 - New this year, based on feedback from the neighborhood, will be a neighborhood wide garage sale on June 10th and a Turkey Trot 5K on November 18th.
 - Please see the calendar of events on the website or Facebook page (<https://www.facebook.com/groups/1685422961676052>) for more information. Sign up to receive email communication on the website to stay up to date on the current happenings!
 - There was an inquiry about bringing back the end of summer pool party. Rebecca indicated that the Board will look into this again as an option for the future. The Board briefly looked into it in 2022; however, with the cost of the pool rental and current financial situation it was not one of the events pursued.
- Sidewalk Inquiry: There was an inquiry about how to request a sidewalk to be installed. City officials in attendance spoke briefly about how in the past they have surveyed the residences impacted and required approval before going forward. The Board is going to work the Alderman Weaver to get a clear understanding of what is required to get sidewalks installed on heavy trafficked areas.
- Suggested Streets: Norwood Circle to Sudbury, Algonquin / Kenilworth
- AirBnB: There was a question regarding whether AirBnBs are allowed. Since the meeting, the Board has called the City and reviewed the ordinances posted on Ballwin’s website noting that

short term rentals are allowed as long as they comply with the restrictions of ordinance No 18-05.

- Board News: Per our bylaws, the full Board consists of 12 members. We have been working on filling open roles over the last few years and have 1 opening remaining. If you are interested in volunteering, please email contactus@claymonthoa.com. We all LOVE our community and are looking forward to how we can best serve the neighborhood with a fully functioning Board of Trustees in 2023!

If you have any comments, questions or concerns please reach out to the Board at contactus@claymonthoa.com.