



Special Meeting Notes-November 19, 2025

Country Creek HOA Meeting Summary

Key Attendees

- City Aldermen: Michael Finley and Janet Rodriguez Judd (newly appointed)
- Mayor Mark Stallman
- HOA Trustees: Glen House, Beth Howard, Brett Schubert
- Residents from 23 households and approximately 30 residents

City of Ballwin Updates (Mayor & Aldermen)

Infrastructure Projects:

- New public works building providing covered vehicle storage
- Police building demolition creating new park space
- Pool upgrades coming to Ballwin Point
- Electronic signs being installed at golf club and the Point
- Spring Oaks scheduled for asphalt work next year

Budget & Finances:

- \$22 million city budget for 2026
- Budget approval scheduled for December meeting
- Ballwin is one of few St. Louis County cities with no property tax

Public Safety Reminders:

- Remove landscaping rocks/bricks before leaf collection (damaged two trucks)
- Solicitors must have Ballwin permits (\$20-25) displayed on lanyards
- Non-emergency police number: 636-227-2951
- Vacation watch service available through police website
- Lock cars, close garages, don't leave valuables visible

Community Events:

- 75th Anniversary celebration December 27-28 at Ballwin Point (free for residents)
- Historical displays and cupcakes
- Feed the Masses food drive through end of month



HOA Business

1. Management Company Change

- **Current:** City and Village charged us around \$4000 for 2025 and aren't easy to work with
- **New Direction:** Switching to EasyHOA online software platform
 - Projected 50% cost savings
 - Allows HOA to self-manage most functions and we don't have many needs-just collecting assessments and communication with neighborhood
 - **Critical Need:** Contact information (emails and phone numbers) for residents
 - First year we will still send paper invoices to ease transition
 - Our subdivision website: <https://countrycreekballwin.org>

2. Assessment Timeline Change

- **Old:** Currently we send out invoices for assessments in April and they are due by August
- **New:** We are switching this to February 1 and due by April 1
- This allows subdivision funds to be available during peak spending season (spring/summer)

3. Tax Compliance

- We are filing for 501 nonprofit status with accountant which will allow us to be tax compliant and be able to accept payment for assessments
- As far as we know, Country Creek has never filed tax returns in subdivision's history
- Ensures compliance and protects the subdivision and trustees

4. Landscaping Contract Change

Current Provider Issues (Proven Landscaping):

- Proven's current contract: is for around \$17,000 base + add-ons. We've been with them for the past 13 years
- We've had consistent problems with Proven that require constant follow-up and baby-sitting to get right. Examples of this are delayed flower planting and ridiculous cost (\$900 for 100 plants and \$700 of this was for labor); Trees and bushes not maintained per contract
- Proven wants to charge extra for things in their contract

New Bids Received for Landscaping Company:

- Hackman Lawn: \$31,380
- TNT Lawn: \$16,874
- Chesterfield Lawns: \$31,500
- Martin: \$19,000
- Anytime Landscaping (Company created by Brett Schubert - trustee): \$16,500
- Soto Brothers: \$19,500

Decision: Residents voted to hire Brett Schubert (Anytime Landscaping) for the near future at \$16,500

- Brett is retiring in March and has all of the equipment and is insured
- He has a vested interest in the neighborhood appearance
- He will provide detailed documentation for future contractors of what needs to be done and when
- He Can address issues immediately as resident



5. Planned Landscaping Work

- Trim overgrown trees and bushes in all cul-de-sacs
- Remove/replace dead trees on Spring Leigh
- Cut back Bradford pears on Country Creek along creek
- Tree trimming between sidewalk and street (HOA responsibility when overhanging)
- Redesign front entrance landscaping (seeking resident input)
- Will look into contacting "Ballwin Grows Native" group for planting consultation

6. Construction

- Replace two gazebo posts in spring 2026 (remaining two in 2027 unless there is money to complete in 2026)

7. Revised Indentures - APPROVED

- All 6 of the ballot measures passed with the two-thirds vote needed. They all passed by around a 3 to 1 margin

8. Nuisance Policy Implementation (Deferred to April 2026)

Key Questions to Resolve:

- How many complaints trigger investigation? (Suggestion: minimum 2 households)
- What constitutes valid complaints vs. personal disputes?
- What are appropriate penalties/steps?
 - Warning first?
 - Fines? How much?
 - Escalation procedures?

Important Points:

- Complaints must relate to actual indenture violations
- Documentation of complaints are required and MUST be submitted through website contact form
- Past complaints don't matter – Things start fresh with new indenture rules
- The board seeks neighborhood consensus on enforcement approach
- There was concern about non-votes being an automatic yes vote, however this would only apply to future votes revising the indentures, as that is the only vote that requires two-thirds approval of ALL 132 households in Country Creek neighborhood and it's difficult to get every household to cast a vote

Ongoing Concern Brought Up: Pitching lessons business

- Traffic and parking issues in cul-de-sac
- Business operation prohibited by indentures
- No resolution; will be addressed under new nuisance policy



Other Items

- **Food Truck Event:** Spring 2025 (April weekends being considered) at common ground
- **Leaf Collection:** One more round expected before season ends
- **Street Lights:** Discussion about inadequate/inconsistent lighting (no action taken)
- **Utility Boxes:** Residents concerned about deteriorating cable/phone boxes; advised to contact utility companies directly
- **Delinquent Assessments:** Only 2-3 households currently behind

Next Meeting

Annual meeting in April 2026 – The agenda will include finalizing nuisance policy procedures