

Hunters Glen Subdivision

April 18, 2026

HOA Meeting

The meeting began at 11:05 a.m. Ten households were present. Cindy Bruemleve, trustee, opened the meeting with a welcome and introduction of the two new trustees, Justin Cassaday and Laura Barker. She offered appreciation to those who attended on a Saturday morning. There was a brief discussion regarding whether or not the timing of the meeting – a weekend morning – was a good choice.

Subdivision Streets – City of Pevely

The City of Pevely was in attendance as well. City Administrator Andy Hixson introduced Don Menkhus, Mayor Pro-Tem, Mike Hite, Ward I Alderman, Capt. Don Moore, Assistant Chief of Police, and Ron Ebmeier, Street Department Supervisor. Hixson let residents know that the Streets Department would not be repairing and sealing cracks this year. He understands that the winter weather, salt, etc. has taken a toll, but they would not be putting money (around \$20,000) into the subdivision streets in 2026. Instead, the City will be doing a full repair of the streets in 2027. They have budgeted up to \$300,000 for this project, and they'll be placing bids in early 2027 for the work. Communications will go out to residents as they make their plans and prepare to begin work. As residents, you should note that, as with any construction, it will make driving and parking throughout the neighborhood difficult. At times, driveways may be inaccessible as they repair multiple slabs in front of your home. Please be patient, and if you have any concerns, please reach out to Ron by calling the City of Pevely and leaving a message for him. He will personally respond to anyone who reaches out.

Assessments

At the time of the meeting, 64 homes in the neighborhood had not yet paid their 2026 assessment fee. There are 8 homes who are delinquent 1-2 years. This totals \$8,600 in unpaid dues. The trustees told residents they could have until May 31, 2026, to pay their assessment fee for this year without accruing a late fee or interest. For those who owe money from past years, proceedings will be started to put a lien on those homes. If you're having trouble making your payment, please reach out to City and Village and let them know. You can make arrangements for payments. Trustees alerted residents that the current HOA assessment would likely be raised next year.

- One resident in attendance asked if the assessment bill could be mailed earlier. He noted that his bill didn't arrive until March 20, when the stated due date was March 1. Trustees acknowledged this was an issue and will work to make sure these go out earlier next year. This is one of the reasons for extending the due date to May 31.

Subdivision Taxes

Hunters Glen is considered a not-for-profit operation, and therefore, should be filing taxes each year. Taxes have not been filed in any year since the beginning of the neighborhood in 2003. Trustee Cindy Bruemleve has made an appointment with a tax professional on April 20 to find out how to take care of this. She will provide a report on what is learned from this meeting.

Spring Cleaning and Upkeep

The trustees would like to remind everyone to keep their yard mowed, trimmed, and free of trash and debris. If you're having trouble keeping up with your yard, please reach out to the trustees who can assist you with finding help for the situation. If you live by a neighbor who isn't keeping up, talk to them. We encourage friendly communication and talking directly to your neighbor. See if they need help; offer assistance. If a situation needs to be escalated, please reach out to the trustees.

Common Ground

American Lawncare takes care of mowing and trimming most of the common ground in the neighborhood. For those areas that aren't maintained by American Lawncare, the trustees ask residents who live nearby to maintain the ground.

- One resident who lives near the water treatment plant at the bottom of Eagle Crest mentioned she has a retention pond just past her backyard. She said it is heavily overgrown, and she asked if the mowing company could come and clean it up. They would be happy to maintain the area if they could have assistance getting it in shape. Cindy said she would ask American Lawncare to look at the area and provide a quote.
- Another resident asked if American Lawncare could mow the common ground behind his house and several others on Quail Meadow. He said that he currently pays someone to mow his area, but since it's common ground, he thought it made sense to have the company mow it. Cindy said she could ask American to take a look at it, but it could become cost prohibitive to ask the lawn service to mow every piece of common ground in our neighborhood.
- A resident asked about the plants at the entrance to the neighborhood. He said they were in nice shape when he moved in 2 years ago, but some have since died and others don't appear to be maintained. It was discussed that it is hard to keep plants alive there; there's no water source, and the deer eat them.

Neighborhood Bylaws

A resident in attendance asked why the bylaws are not enforced. She moved in 2 years ago under the impression that there were HOA "rules", but she has since noticed they aren't being followed. She was specifically referencing trash cans being left out in front of homes, instead of being kept inside the garage or tucked away on the side or back of the house. Cindy explained that the bylaws are out of date and give trustees no power to enforce the "rules" with fines. In order to make changes to the bylaws, the HOA would need a 2/3 majority vote. Since participation in these HOA meetings is very low, it would be difficult to pass any changes. More discussion is welcome on this subject.

- One resident kindly reminded everyone that anyone under 16 years of age who is driving a 4-wheeler, motorcycle, ATV, etc. on neighborhood streets is doing so illegally. He would like to encourage everyone to drive those in a more suitable area for everyone's safety.

Sinkhole

There is a sinkhole at the entrance to the neighborhood, on the south side of the road. It has been reported to the Department of Natural Resources, and the trustees are waiting for them to assess the situation. Trustees will continue to reach out to DNR to remind them of the situation. Andy Hixson, City Administrator, commented he would try to have the City reach out to gain assistance.

Pond on Quail Meadow

There is a spring-fed pond located on Quail Meadow. About four years ago, the pond had a leak, and the HOA contracted a company to fix it. However, at the base of the concrete storm water drain there is a hole. The water seeps through this hole, and we don't know where it's going. There is concern that it may be running under the street, which may cause the road to eventually sink in and/or wash away. Trustee Justin Cassaday will contact the Missouri Department of Conservation to assess the issue is actually the pond. From there, trustees will reach out to the companies who repaired and updated the original construction and make appointments with said companies to gather bids for repair costs.