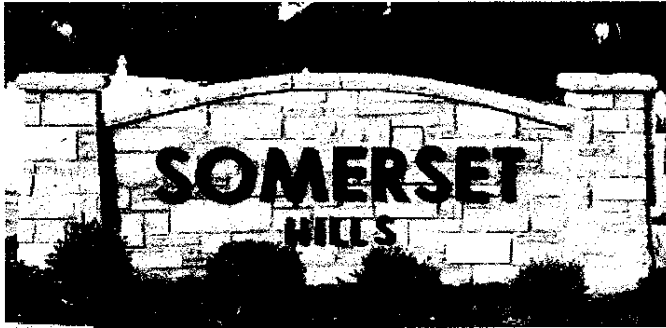


Somerset Hills Homeowners Association



Tami Kramer (314) 973-6938
Eric Turcotte (618) 581-9505

Web: <http://www.angelfire.com/on4/somersethills/>
Facebook: search "Somerset Hills Subdivision" or
email Tami Kramer <tamikramer@kw.com>

NOTICE OF ANNUAL MEETING OF LOT OWNERS

Notice is hereby given that the twenty-third annual meeting of the Lot Owners of Somerset Hills Subdivision, St. Charles County, Missouri, will be held on **Monday May 6th, 2024**.

The meeting will be held at **Castlio Elementary, 1020 Dingledine Rd, St Charles, MO 63304**. We have reserved the cafeteria. Entry is at the main entrance then the cafeteria is straight ahead. The meeting will begin at **7:00 p.m.** and conclude no later than **8:30 p.m.**

The purpose of the meeting is to discuss old and new business properly brought before the Board of Trustees. We will hold an election to replace our beloved Debbie Bruns as trustee. Debbie tragically passed away last year and is very missed. One resident will be elected to fill the open board position for a three (3) year term on the Board of Trustees. The new term will expire at the end of the annual meeting in 2027.

Nominations will be taken from the floor and voting will be by written ballot with each lot being represented by one (1) vote. A proxy ballot will be available to any homeowner that is unable to attend the meeting.

Committee members are desired to help plan subdivision garage sales, block parties, and neighborhood social events. Stay tuned for updates on the garage sale and subdivision block party in the fall.

Respectfully,
The Trustees of Somerset Hills

PROXY BALLOT - 2024 TRUSTEE ELECTION

I _____, being a lot owner of Somerset Hills and in good standing, do hereby assign my vote to (check one):

_____ Another homeowner (Name _____)

Per Article II Paragraph 3 of the Indenture, each owner shall be entitled to one vote for each full lot owned by him/her, and such vote may be cast in person, or by proxy with respect to the election of a successor Trustee.

This proxy ballot will be used only if the homeowner is unable to attend the annual meeting in May.

Signature _____ Name _____
Address _____ Lot # _____ Telephone _____

We must receive completed forms by Monday May 6th, 2024
Return to Somerset Hills Homeowners Association, 865 Rambling Pine Dr, St. Charles, MO 63303

| Income | Projected | Through | Through | Through | Through | Through | Through | Through | Through |
|--------|-----------|------------|------------|------------|------------|------------|------------|------------|---------|
| | 2024 | 12/31/2023 | 12/31/2022 | 12/31/2021 | 12/31/2020 | 12/31/2019 | 12/31/2018 | 12/31/2017 | |

| | | | | | | | | | |
|--|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|--|
| Assessments (\$16373 collected as of 04/22/2024) | \$16,500 | \$15,350 | \$15,463 | \$15,920 | \$14,672 | \$15,540 | \$15,840 | \$15,480 | |
| Interest (\$355 accrued as of 04/22/2024) | \$1,500 | \$1,706 | \$571 | \$190 | \$281 | \$926 | \$461 | \$47 | |
| TOTAL | \$18,000 | \$17,056 | \$16,035 | \$16,110 | \$14,953 | \$16,466 | \$16,301 | \$15,527 | |

Expenses/Estimates

| | | | | | | | | | |
|--|-----------------|-----------------|-----------------|----------------|-----------------|----------------|-----------------|----------------|--|
| Water | \$135 | \$94 | \$113 | \$110 | \$101 | \$111 | \$148 | \$188 | |
| Electricity | \$400 | \$357 | \$390 | \$354 | \$362 | \$323 | \$355 | \$361 | |
| Beautification (lawn care, tree removal, monument, etc.) | \$9,000 | \$23,065 | \$22,116 | \$5,392 | \$7,624 | \$4,729 | \$21,210 | \$5,015 | |
| Liability Insurance | \$1,600 | \$1,279 | \$1,194 | \$1,129 | \$1,011 | \$806 | \$1,857 | \$1,857 | |
| Legal Fees (including liens, recording) | \$1,000 | \$0 | \$827 | \$0 | \$0 | \$0 | \$0 | \$0 | |
| Office Supplies & Copies | \$350 | \$240 | \$240 | \$275 | \$745 | \$226 | \$331 | \$0 | |
| Miscellaneous (including postage) | \$300 | \$36 | \$590 | \$124 | \$174 | \$110 | \$224 | \$22 | |
| Garage Sale | \$350 | \$352 | \$178 | \$0 | \$178 | \$206 | \$45 | \$217 | |
| Annual Meeting | \$250 | \$219 | \$172 | \$57 | \$0 | \$212 | \$229 | \$0 | |
| Block Party/Picnic | \$1,250 | \$1,199 | \$703 | \$0 | \$129 | \$29 | \$0 | \$0 | |
| TOTAL | \$14,635 | \$26,841 | \$26,522 | \$7,441 | \$10,325 | \$6,751 | \$24,398 | \$7,659 | |

| | | | | | | | | | |
|--------------------------|----------------|-----------------|------------------|----------------|----------------|----------------|-----------------|----------------|--|
| Surplus/Shortfall | \$3,365 | -\$9,785 | -\$10,487 | \$8,669 | \$4,628 | \$9,715 | -\$8,098 | \$7,868 | |
|--------------------------|----------------|-----------------|------------------|----------------|----------------|----------------|-----------------|----------------|--|

Account Summary

| | | | | | | | | | |
|--|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|--|
| Carrollton Bank Money Market (\$58,714 as of 04/22/2024) | \$53,567 | \$47,315 | \$61,745 | \$63,304 | \$63,114 | \$53,282 | \$49,336 | \$21,752 | |
| US Bank Checking (\$7,301 as of 04/22/2024) | \$2,000 | \$4,887 | \$1,213 | \$10,142 | \$1,940 | \$6,867 | \$1,098 | \$37,102 | |
| TOTAL | \$55,567 | \$52,202 | \$62,958 | \$73,446 | \$65,055 | \$60,149 | \$50,434 | \$58,854 | |

A decorative border of stylized leaves and vines surrounds the central text box. The leaves are in various shades of gray and black, with some having a stippled texture. The vines are solid black.

2024 EVENTS

ANNUAL HOA MEETING

Monday May 6th at 7PM
Castlio Elementary School cafeteria
Pizza will be served!!

SOMERSET HILLS BLOCK PARTY

Date in September TBD

SOMERSET HILLS GARAGE SALE

Saturday October 5th
7AM—12PM

Please RSVP to Tami Kramer 314-973-6938 to participate. Maps & advertising provided.