

Brighton Point Homeowners Association  
2025 Annual Meeting  
Tuesday, April 22<sup>nd</sup>

Agenda:

1. New Business
2. O'Fallon City News
3. HOA Financials
4. Neighborhood Events
5. Open Discussion

Attendees: 20 total

Jason Baust- HOA Pres	JoAnne Quinlan- HOA Treasurer	Siera Ramsey- HOA Secretary
Lillian Ann Ford-Dyson	Michelle Hem & Wyatt Facendini	Shauna & Ryan Vetter
Michelle & Bob Galik	Ann Snow	Nicole Shepherd
Mark Abshire	Eugene Lackey	Conley Golds Jr.
Chris Roth	Tom M.	Chris Roth
Taylor Breyne	Pam Thomas	

Meeting Summary:

1. New Business:

- a. Maintenance Due: Retention Wall & Detention Basin on Presidents Landing Area
  - Issue is creating a large pond with several neighbors' yards affected. It was last professionally addressed 13 years ago.
  - Estimated cost is \$12k, with work beginning the week of April 28<sup>th</sup>
  - Volunteers needed to form a group to annually clean out the basin in hopes of reducing future maintenance costs
- b. O'Fallon City News
  - We have a new Councilwoman, Amanda Taylor
  - New indoor soccer & basketball arena coming soon.
  - Dogwood Social is relocating/expanding to another part of Ofallon.
  - New Franky Martin Gardens venue

- More hotels coming soon.
  - Old movie theatre is being converted to an indoor recreation facility with batting cages.
- c. HOA Board Open Positions- New Secretary
- Siera is moving so we are in need of a new Secretary.
  - Shauna Vetter has volunteered; Residents in attendance voted her in. Welcome Shauna!

## 2. HOA Financials

- a. Financial Summary by Joanne
- b. Delinquent fees
- c. Elevate Outdoors Lawncare- We renewed our contract with them for common grounds maintenance for \$12.5k annually.
- d. Suggested to shop around for other Liability Insurance quotes to compare rates.
- e. Reminder & Demo provided to attendees to use our Brighton Point website → Pay Online tab to get to City & Village to pay annual dues.

## 3. Neighborhood Events:

- a. BP Annual Garage Sale will be Saturday, May 17th.
- b. Will also post Neighboring Garage Sales for Patriot's Landing & Turtle Creek on our website and Facebook groups. Feel free to take advantage of their foot traffic on those dates.
- c. No Block Party this year
- d. Food Truck Day- TBD (to be determined)
- e. Reminder & Demo provided to attendees to use our Brighton Point website for updates on events. – Siera will add all events to the BP website

## 4. Open Discussion

- f. It was suggested to our city & district representatives/council members to our website. – Siera will work on adding this to the website
- g. City Maintenance Issues (potholes, light post outages, etc.)- Please contact the City of O'Fallon for these issues:
  - Street Maintenance: 636-379-3807 or email [streets@ofallonmo.gov](mailto:streets@ofallonmo.gov)
  - All other requests, submit a request on the Citizens First Page on the Ofallon City website: [www.ofallonmo.gov](http://www.ofallonmo.gov)
- h. Inquiry regarding maintenance to the entryway sign on President's Landing. Jason stated that some volunteered updates have been made to make the entryway more presentable. Professional renovation has been postponed due to the urgency of the Retention Wall & Detention Basin maintenance.
- i. Neighbor recommended to reach out to O'Fallon Garden Club for volunteers. Some of our residents are already members.

- j. We need volunteers from the Brighton Point community to help with the Basin clean out, pass out flags on 4<sup>th</sup> of July, & set up for neighborhood events. So far, we have 3 volunteers from the meeting – Siera will add a volunteer contact form to our website for additional residents to submit their names.

BP HOA Contact Email Address:

[brightonpointtrustees@gmail.com](mailto:brightonpointtrustees@gmail.com)

Website:

<https://www.brightonpointoffallonmo.com/>

Facebook Page:

<https://www.facebook.com/groups/514542928918720>