



Homeowner's Association Nomination Report

10-22-2026

1.0 Nomination Period

Nominations were held in accordance with Article IV Section 1 of the Covenants. The Notice to Recruit was postmarked 10/01/2026 and recruitment ended on 10/14/2026.

2.0 Nomination Methods

Nominations were received via 2 methods:

1. The nominator could send an email to board@whwhoa.org
2. The nominator could fill out a paper nomination form and drop it in the nomination box at Sarah Seiz's house located at 306 Hampton Ridge Dr

3.0 Member List

The member list was completely updated by Joe Knoernschild on 9/30/2026, using the GIS mapping service found at <https://www.sccmo.org/265/GIS-Mapping-Zoning>.

4.0 Nomination Letter/Form

A letter, with nomination form, was sent to all members using the Member list mentioned in this summary. A copy of the letter and form are attached to this report, in the pages below.

5.0 Nomination Forms Received

A total of four (4) nomination forms were submitted by members of the HOA; all were submitted via email to board@whwhoa.org. All received nominations are attached to this report, in the pages below.

6.0 Nominations Reviewed

All nominations were reviewed to ensure that each person nominated met the definition of membership which is defined as being the Owner of record. This requires the use of the GIS Mapping Service mentioned above as this service identifies who is on the deed for each property. Any person not found on the deed is not a member and cannot run for an election.

7.0 Nominations Confirmed

Six (6) of the nine (9) people nominated completed an electronic nomination confirmation form, where they selected "accept" or "reject", dated and signed; one (1) person rejected via email; two (2) people did not respond. Received confirmations are attached to this report, in the below pages.



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10-22-2026

8.0 Summary

The table below contains all people nominated, which people accepted or rejected the nomination and any other pertinent information.

Nominated	Address	Nominated Person is a Member	Response
Mark Liston	102 Katherines Cove	Yes	Rejected
Steve Earle	104 Katherines Cove	Yes	Rejected
Lance Hill	112 Katherines Cove	Yes	Did not Respond
Alissa Moore	1016 Morgan Meadow Dr	Yes	Did not Respond
Gloria Miller	209 Andrea Lynne Dr	Yes	Accepted
Jim Miller	305 Hampton Ridge Dr	Yes	Accepted
Joe Knoernschild	311 Hampton Ridge Dr	Yes	Accepted
Brian Alexander	313 Hampton Ridge Dr	Yes	Rejected
Jason Fallon	326 Hampton Ridge Dr	Yes	Rejected

Number of Members Running	3
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9.0 Board Approval of Nomination Report

The board approved this report as is represented by the Secretary's Signature below.

Jim Miller (Oct 22, 2026 14:34:41 CDT)

Jim Miller
Secretary
305 Hampton Ridge Dr

Thursday October 1, 2026

West Hampton Woods Homeowner's Association Member,

Enclosed please find:

1. Letter from the Board
2. Nomination form for the next HOA Board of Directors
3. Letter from HOA Attorney regarding the 2025 Amendment Election

Dear Homeowners,

On behalf of the West Hampton Woods HOA Board of Directors, we would like to extend our sincere appreciation for the opportunity to serve our community. It has been a true privilege to represent our neighbors, collaborate with fellow homeowners, and dedicate our efforts toward maintaining and improving the neighborhood we are all proud to call home.

Throughout our tenure, the Board has remained committed to proactively addressing the needs, priorities, and long-term well-being of our community. We are pleased to share a summary of our recent efforts, milestones, and ongoing projects:

- **Enhancing Common Areas:** We have focused on maintaining the aesthetic appeal and welcoming environment of our shared spaces.
 - **Highway N & Entrance Improvements:** We have extensively researched and gathered competitive vendor bids for structural and aesthetic upgrades. We are currently preparing this information to present to homeowners for a community-wide vote.
 - **Pool Readiness:** We collaborated directly with the St. Charles County Health Inspector to ensure all required compliance signage and regulatory safety protocols were fully updated for a successful season opening.
- **Infrastructure Maintenance & Vendor Oversight:** We have streamlined operations by closely coordinating with trusted vendors to resolve maintenance items affecting our shared property.
 - **Pool Operations:** Supervised existing contracts, implemented additional necessary services, and reviewed strategic recommendations for structural improvements.
 - **Entrance Signage:** Successfully troubleshooted and repaired localized lighting issues, and evaluated options for future enhancements.
 - **Retention Basin:** Coordinated the necessary removal, thorough cleaning, and proper re-installation of the fountain system.
- **Fiscal Responsibility:** The Board has diligently managed the association's finances by conducting rigorous expense reviews, planning for anticipated infrastructure needs, and ensuring community funds are utilized thoughtfully and transparently.
- **Architectural Review:** We have efficiently supported and processed homeowner requests for exterior renovations, helping neighbors upgrade their properties while preserving neighborhood cohesive design standards.
- **Streamlined Communication:** We have prioritized community transparency by actively responding to resident inquiries, sharing timely updates, and keeping members well-

informed via Webex meetings, regular email distributions, and website updates—including the prompt publication of meeting minutes.

- **Forward-Thinking Planning:** We continue to develop long-term strategies for upcoming maintenance and capital improvements to ensure our community's infrastructure remains strong and property values are preserved.
- **Community Relations & Dispute Resolution:** The Board has worked alongside homeowners to resolve localized concerns in a fair, respectful, and constructive manner.
- **Legal Stewardship:** We have managed complex association matters with dedicated legal counsel to ensure the HOA remains protected and properly represented in outstanding court proceedings.

Serving on this Board has deepened our appreciation for the many residents who contribute their time, ideas, and energy to our neighborhood. We are deeply grateful for your continuous feedback, engagement, patience, and support.

Thank you once again for your shared trust and partnership. We are proud of what we have accomplished together, and we look forward to continuing to work alongside our neighbors to preserve, strengthen, and elevate our community.

Warm regards,

The West Hampton Woods HOA Board of Directors

Joe Knoernschild, Jason Fallon, and Jim Miller

10/01/2026

NOTICE TO RECRUIT

Article II SECTION 1: Membership – Every Home Owner of a Living Unit shall be a member of the Association. However, any such person or entity who holds such interest merely as security for the performance of an obligation shall not be a member.

Article IV Section 1: Notice to Recruit: Twenty (20) days prior to any election, the Board shall send to all members a notice to recruit all those who are interested in running for the Board of Directors. All interested Members shall submit their name and address to the Board of Directors. The Board of Directors shall ensure that all interested persons are Members as defined herein and that no more than one person from each Living Unit is listed. The form due date shall be 10 days later.

The 2026 Notice to Recruit has been mailed on 10/1/2026, leaving approximately 4 days for USPS delivery and has been emailed to all those who have provided their email address to the board. Notice to Recruit nominations must be received by the board no later than 10/14/2026.

Please email this form to board@whwhoa.org or drop it off in the drop box on the front porch of Sarah and Jeff Seiz located at 306 Hampton Ridge Dr.

Please list the name(s) of members, with their addresses, of people you would like to nominate for the next board of directors; you may nominate yourself as well.

Member Name	Member Address



ELIA M. ELLIS, LLC
ATTORNEYS AND COUNSELORS AT LAW

7777 Bonhomme Ave., Suite 1910
Clayton, MO 63105
314.725.5151

Elia M. Ellis
elia@ellislawstl.com

September 16, 2026

Lot Owners of West Hampton Woods
Homeowner's Association

RE West Hampton Woods HOA 2025 Amendment Ballot

Dear Lot Owners,

This letter is being distributed to all Lot Owners in the West Hampton Woods ("WHW") subdivision at the request of the board of directors. I am an attorney specializing for over thirty years in Missouri HOA law, retained by the board for counsel and guidance. The board asked me to review the process by which the four proposed 2025 amendments to the Restated and Amended Declaration were developed, proposed, presented for approval and finalized and to reach a conclusion as to the four amendments' validity and enforceability.

For my analysis, I reviewed the Restated and Amended Declaration of Covenants and Restrictions for West Hampton Woods (2011) as amended, the 2025 WHW Amendment Ballot provided to all owners, vote tabulation and signature sheets, and a 9-6-2025 email to the board urging inclusion of uncounted votes. I was provided additional background information and chronology of events by the current board of directors over several conversations. I am advised no amendments were executed and recorded following the voting process.

In summary, I conclude that:

1. The amendment presentation and voting process was carried out by three Lot Owners who represented themselves as the elected board but were not duly elected by the owners pursuant to required election procedures (as no election occurred in 2024 for the 2025 board);
2. There is a legitimate question as to whether all valid ballots were in fact included in the final tabulation of votes on the amendments; the exclusion of valid ballots would have influenced the final vote count;
3. As the HOA is a Missouri nonprofit corporation, it is subject to certain statutory requirements contained in Chapter 355 RSMo., the Missouri nonprofit corporations act, including certain information mandated to be included on a ballot to corporation members. Information such as percentage of votes required

for amendment passage and end date for submission of ballots was either missing or incorrectly stated;

4. There are discrepancies between the amendment synopses and the actual amendment text provided on the ballot which could have been misleading to voters.
5. Based on the vote tabulation sheets it appears that at least two of the four amendments did not have sufficient votes to pass, regardless of factoring in excluded votes.
6. None of the four amendments were ever formally prepared, attested to by a valid board, executed, notarized or recorded with the Recorder of Deeds (as is necessary).

For all of the following reasons, I conclude that the four 2025 proposed amendments to the Restated and Amended Declaration are neither valid nor enforceable.

Please note, this analysis and my conclusions are not intended to reflect any opinion about the merit of the intention of each of the amendments.

Thank you,

A handwritten signature in blue ink, appearing to read 'Elia M. Ellis', with a stylized, flowing script.

Elia M. Ellis

10/01/2026

NOTICE TO RECRUIT

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Please email this form to board@whwhoa.org or drop it off in the drop box on the front porch of Sarah and Jeff Seiz located at 306 Hampton Ridge Dr.

Please list the name(s) of members, with their addresses, of people you would like to nominate for the next board of directors; you may nominate yourself as well.

Member Name	Member Address
Jason Fallon	326 Hampton Ridge Dr.
Joe Kniernschild	311 Hampton Ridge Dr.
Jim Miller	305 Hampton Ridge Dr.
Gloria Miller	209 Andrea Lynne Dr.

10/01/2026

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Member Name	Member Address
Steve Earl	104 Katherine's CV
Lance Hill	110 Katherine's CV
Mark Liston	102 Katherine's CV

10/01/2026

NOTICE TO RECRUIT

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Member Name	Member Address
Steve Earl	104 Katherine's CV.
Lance Hill	~~108~~ 112 Katherine's CV
Mark Wiston	102 Katherine's CV-

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Please email this form to board@whwhoa.org or drop it off in the drop box on the front porch of Sarah and Jeff Seiz located at 306 Hampton Ridge Dr.

Please list the name(s) of members, with their addresses, of people you would like to nominate for the next board of directors; you may nominate yourself as well.

Member Name	Member Address
Joe Knoernschild	311 Hampton Ridge Dr
Jim Miller	305 Hampton Ridge Dr
Jason fallon	326 Hampton Ridge Dr
Brian Alexander	313 Hampton Ridge Dr
Gloria Miller	209 Andrea Lyne Dr
Alissa Moore	1016 Morgan Meadow Dr



WEST HAMPTON WOODS HOMEOWNER'S ASSOCIATION NOMINATION CONFIRMATION

1.0 Nomination Period

10/1/2026 through 10/14/2026

2.0 Transfer of Power

November 20, 2026

3.0 Verified Member

Gloria Miller
209 Andrea Lynne Dr

4.0 Member Letter

During the HOA Nomination Period listed above, you were nominated by one or more of your neighbors to serve on the next HOA Board of Directors, which will take control on the Transfer of Power Date, herein.

By accepting the nomination, your name will be added to the election ballot.

Are you willing to accept the nomination to run for the next HOA Board of Directors?
(Please Check One):

☒ ACCEPT NOMINATION

☐ REJECT NOMINATION

Gloria Miller (Oct 13, 2026 10:23:27 CDT)

2026-10 - Nomination Form - Gloria Miller

Final Audit Report

2026-10-13

Created:	2026-10-13
By:	Joseph Knoernschild (orders@knoernschilds.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAhmkJNcnzdNX6YkkcflFjjzppTP2PTi8

"2026-10 - Nomination Form - Gloria Miller" History



Document created by Joseph Knoernschild (orders@knoernschilds.com)

2026-10-13 - 3:22:06 PM GMT



Document emailed to Gloria Miller (globugy2k@gmail.com) for signature

2026-10-13 - 3:22:10 PM GMT



Email viewed by Gloria Miller (globugy2k@gmail.com)

2026-10-13 - 3:22:52 PM GMT



Document e-signed by Gloria Miller (globugy2k@gmail.com)

Signature Date: 2026-10-13 - 3:23:27 PM GMT - Time Source: server - Signature Appearance Selected: MOBILE_DRAW



Agreement completed.

2026-10-13 - 3:23:27 PM GMT



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WEST HAMPTON WOODS HOMEOWNER'S ASSOCIATION NOMINATION CONFIRMATION

1.0 Nomination Period

10/1/2026 through 10/14/2026

2.0 Transfer of Power

November 20, 2026

3.0 Verified Member

James Jr. Miller
305 Hampton Ridge Dr

4.0 Member Letter

During the HOA Nomination Period listed above, you were nominated by one or more of your neighbors to serve on the next HOA Board of Directors, which will take control on the Transfer of Power Date, herein.

By accepting the nomination, your name will be added to the election ballot.

Are you willing to accept the nomination to run for the next HOA Board of Directors?
(Please Check One):

☒ ACCEPT NOMINATION

☐ REJECT NOMINATION

James Jr. Miller (Oct 13, 2026 11:21:24 CDT)

2026-10 - Nomination Form - James Miller

Final Audit Report

2026-10-13

Created:	2026-10-13
By:	Joseph Knoernschild (orders@knoernschilds.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAA8yoELfODLfmXZIJMSCoSV6FHNbs0miqI

"2026-10 - Nomination Form - James Miller" History



Document created by Joseph Knoernschild (orders@knoernschilds.com)

2026-10-13 - 4:19:15 PM GMT



Document emailed to James Jr. Miller (jm72miller@gmail.com) for signature

2026-10-13 - 4:19:20 PM GMT



Email viewed by James Jr. Miller (jm72miller@gmail.com)

2026-10-13 - 4:20:33 PM GMT



Document e-signed by James Jr. Miller (jm72miller@gmail.com)

Signature Date: 2026-10-13 - 4:21:24 PM GMT - Time Source: server - Signature Appearance Selected: MOBILE_DRAW



Agreement completed.

2026-10-13 - 4:21:24 PM GMT



Adobe Acrobat Sign



WEST HAMPON WOODS HOMEOWNER'S ASSOCIATION NOMINATION CONFIRMATION

1.0 Nomination Period

10/1/2026 through 10/14/2026

2.0 Transfer of Power

November 20, 2026

3.0 Verified Member

Jason Fallon
326 Hampton Ridge Dr

4.0 Member Letter

During the HOA Nomination Period listed above, you were nominated by one or more of your neighbors to serve on the next HOA Board of Directors, which will take control on the Transfer of Power Date, herein.

By accepting the nomination, your name will be added to the election ballot.

Are you willing to accept the nomination to run for the next HOA Board of Directors?
(Please Check One):

☐ ACCEPT NOMINATION

☒ REJECT NOMINATION

Jason Fallon (Oct 17, 2026 11:58:55 CDT)

2026-10 - Nomination Form - Jason Fallon

Final Audit Report

2026-10-17

Created:	2026-10-13
By:	Joseph Knoernschild (orders@knoernschilds.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAIOVcaOc8Avft0W4kAeXp4cYcMVpXmK34

"2026-10 - Nomination Form - Jason Fallon" History



Document created by Joseph Knoernschild (orders@knoernschilds.com)

2026-10-13 - 4:26:13 PM GMT



Document emailed to Jason Fallon (jason.m.fallon@gmail.com) for signature

2026-10-13 - 4:26:18 PM GMT



Email viewed by Jason Fallon (jason.m.fallon@gmail.com)

2026-10-17 - 4:58:17 PM GMT



Document e-signed by Jason Fallon (jason.m.fallon@gmail.com)

Signature Date: 2026-10-17 - 4:58:55 PM GMT - Time Source: server - Signature Appearance Selected: MOBILE_DRAW



Agreement completed.

2026-10-17 - 4:58:55 PM GMT



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WEST HAMPTON WOODS HOMEOWNER'S ASSOCIATION NOMINATION CONFIRMATION

1.0 Nomination Period

10/1/2026 through 10/14/2026

2.0 Transfer of Power

November 20, 2026

3.0 Verified Member

Joseph Knoernschild
311 Hampton Ridge Dr

4.0 Member Letter

During the HOA Nomination Period listed above, you were nominated by one or more of your neighbors to serve on the next HOA Board of Directors, which will take control on the Transfer of Power Date, herein.

By accepting the nomination, your name will be added to the election ballot.

Are you willing to accept the nomination to run for the next HOA Board of Directors?
(Please Check One):

☒ ACCEPT NOMINATION

☐ REJECT NOMINATION

2026-10 - Nomination Form - Joseph Knoernschild

Final Audit Report

2026-10-13

Created:	2026-10-13
By:	Joseph Knoernschild (orders@knoernschilds.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAfWk_-E6mFmomVV53F-9Ue5GkN3QNoQO1

"2026-10 - Nomination Form - Joseph Knoernschild" History

-  Document created by Joseph Knoernschild (orders@knoernschilds.com)
2026-10-13 - 4:21:01 PM GMT
-  Document emailed to Joseph Knoernschild (joe@knoernschilds.com) for signature
2026-10-13 - 4:21:06 PM GMT
-  Email viewed by Joseph Knoernschild (joe@knoernschilds.com)
2026-10-13 - 4:21:51 PM GMT
-  Signer Joseph Knoernschild (joe@knoernschilds.com) entered name at signing as Joseph J. Knoernschild
2026-10-13 - 4:22:40 PM GMT
-  Document e-signed by Joseph J. Knoernschild (joe@knoernschilds.com)
Signature Date: 2026-10-13 - 4:22:42 PM GMT - Time Source: server - Signature Appearance Selected: IMAGE
-  Agreement completed.
2026-10-13 - 4:22:42 PM GMT



WEST HAMPON WOODS HOMEOWNER'S ASSOCIATION NOMINATION CONFIRMATION

1.0 Nomination Period

10/1/2026 through 10/14/2026

2.0 Transfer of Power

November 20, 2026

3.0 Verified Member

Mark Liston
102 Katherines Cv

4.0 Member Letter

During the HOA Nomination Period listed above, you were nominated by one or more of your neighbors to serve on the next HOA Board of Directors, which will take control on the Transfer of Power Date, herein.

By accepting the nomination, your name will be added to the election ballot.

Are you willing to accept the nomination to run for the next HOA Board of Directors?
(Please Check One):

☐ ACCEPT NOMINATION

☒ REJECT NOMINATION

Mark Liston (Oct 14, 2026 06:06:59 CDT)

2026-10 - Nomination Form - Mark Liston

Final Audit Report

2026-10-14

Created:	2026-10-13
By:	Joseph Knoernschild (orders@knoernschilds.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAXbbcBNB6r7ToB7cqs0yah0Etw46gYbWI

"2026-10 - Nomination Form - Mark Liston" History



Document created by Joseph Knoernschild (orders@knoernschilds.com)

2026-10-13 - 3:19:27 PM GMT



Document emailed to Mark Liston (sliston916@gmail.com) for signature

2026-10-13 - 3:19:31 PM GMT



Email viewed by Mark Liston (sliston916@gmail.com)

2026-10-14 - 11:06:00 AM GMT



Document e-signed by Mark Liston (sliston916@gmail.com)

Signature Date: 2026-10-14 - 11:06:59 AM GMT - Time Source: server - Signature Appearance Selected: MOBILE_DRAW



Agreement completed.

2026-10-14 - 11:06:59 AM GMT



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From: [Steve Earle](#)
To: [Joe Knoernschild](#)
Subject: Re: 2026-10 - Nomination Form - Steven Earle has been sent out for signature to searle21@charter.net
Date: Saturday, October 17, 2026 2:30:19 PM

I decline

Sent from my iPhone

On Oct 17, 2026, at 12:26 PM, Joe Knoernschild <joe@knoernschilds.com> wrote:

Steve,

Please complete the online form to accept or reject the nomination to run in this upcoming HOA election. Confirmations are due no later than end of Monday October 19, 2026.

Sincerely,

WHW HOA Board of Directors

From: Adobe Sign <adobesign@adobesign.com>
Sent: Tuesday, October 13, 2026 10:16 AM
To: Orders <orders@knoernschilds.com>
Subject: 2026-10 - Nomination Form - Steven Earle has been sent out for signature to searle21@charter.net



Adobe Acrobat Sign

**Your Agreement Has Been
Sent for Signature!**

- Adobe Acrobat Sign has sent **2026-10 -Nomination Form - Steven Earle** to Steve's Email for signature.



**WEST HAMPTON WOODS
HOMEOWNER'S ASSOCIATION
NOMINATION CONFIRMATION**

1.8 Nomination Period
10/1/2026 through 10/1/2028

2.8 Transfer of Power
November 18, 2028

3.8 Verified Member
Steven Earle
104 Kellencrest Ct

4.8 Member Letter

During the HOA Nomination Period listed above, you were nominated by one or more of your neighbors to serve on the next HOA Board of Directors, which will take control on the Transfer of Power Date, herein.

By accepting the nomination, you name will be added to the election ballot.

Are you willing to accept the nomination to run for the next HOA Board of Directors?
(Please Check One)

- ☐ ACCEPT NOMINATION
☐ REJECT NOMINATION

- When Steve completes 2026-10 - Nomination Form - Steven Earle all parties will receive a final PDF copy.

Click Here to view this document online in your Adobe Acrobat Sign account.

You can always Login to Adobe Acrobat to Sign to:

- Check the status of this document
- Set up a reminder informing another party that you are waiting for their signature
- Share your agreements with a colleague

To ensure that you continue receiving our emails, please add adobesign@adobesign.com to your address book or safe list.

2026 Nomination Report

Final Audit Report

2026-10-22

Created:	2026-10-22
By:	Joseph Knoernschild (orders@knoernschilds.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAujx_Uhw9KfbRxc_bBHJjazlEd4DHyowv

"2026 Nomination Report" History

-  Document created by Joseph Knoernschild (orders@knoernschilds.com)
2026-10-22 - 7:15:44 PM GMT
-  Document emailed to jm72miller@gmail.com for signature
2026-10-22 - 7:16:30 PM GMT
-  Email viewed by jm72miller@gmail.com
2026-10-22 - 7:34:07 PM GMT
-  Signer jm72miller@gmail.com entered name at signing as Jim Miller
2026-10-22 - 7:34:39 PM GMT
-  Document e-signed by Jim Miller (jm72miller@gmail.com)
Signature Date: 2026-10-22 - 7:34:41 PM GMT - Time Source: server - Signature Appearance Selected: MOBILE_DRAW
-  Agreement completed.
2026-10-22 - 7:34:41 PM GMT