

**WINTER LAKE ESTATES
2016 ANNUAL MEETING MINUTES
November 14, 2016**

Trustees: Robin Reichardt and Dom Bausano

NOTE: see companion slide presentation for more details

ATTENDANCE:

WINTER LAKE ESTATES - ELECTION OF TRUSTEE, 2016 SUMMARY OF VOTING				
District	No. of Homes	Homes Attending	Homes w/ Proxies	Total Homes Represented
1	32	12	2	14
2	31	8	5	13
3	31	7	11	18
4	32	6	15	21
5	<u>29</u>	<u>7</u>	<u>18</u>	<u>25</u>
Total	155	40	51	91
ESTABLISHMENT OF QUORUM				
	(155 includes 4 lots owned by builders) 151 homes			89 ballots cast for Sarah Ishmael only 46 votes needed to elect Sarah Ishmael
	Less 6 owners in arrears plus 1 in violation of indentures			
	144 home owners in good standing			
	73 homes needed for Quorum per indentures			
	Since 91 homes were represented; quorum was reached.			
	Therefore majority of those present (46 homeowners) are needed to pass any matter.			

I. Introduction

- a. Trustee Robin Reichardt opened the meeting and welcomed residents
- b. Special thanks to Chris Kaestner and Sara Wylie of Keller Williams Realty, who provided refreshments.
- c. Covered a very brief overview of the current finances, with an emphasis on current non-payment of assessments.

II. Election of Trustee

- a. Residents were informed of the lack of involvement of Fred Reinhold and that ballots were to be cast that evening for electing a third trustee.
- b. Sarah Ismael was elected as third Trustee at the end of the meeting. Gave brief introduction of herself and her background.
- c. Sarah lives on Winter Lake Blvd with her husband, Drew and two children. Sarah has been employed for 17 years by MO National Guard in their 7th Command Brigade, logistics. One of her recent experiences was handling supply (lodging, facilities, food etc. for 3,000 National Guard troops during the Ferguson riots.

III. Achievements

- a. Special thanks were given to those that were involved in forming the committees and for the amount of work that has been done.
- b. Structured approval process and enforcement of indentures pertaining to new construction and homeowner improvements
- c. Street sealing on WLDr; all other streets to be sealed Dec, 2016
- d. Critical street repair completed on Winter Pond
- e. Street maintenance plan implemented throughout the subdivision
- f. Aggressive pursuit and collection of past due assessments through ALL avenues available to us.
- g. Fence repair on Winter Pond (expected 11/15/2016)
- h. Retaining wall repair at “the curve” on Winter Lake Drive
- i. Comprehensive lawn care bid process and positive feedback on Keifer’s.
- j. Lake repair after January flooding

IV. Organization and Needs

- a. Trustee Dom Bausano explained the use of the management company and how they are improving our collection of over-due assessment fees. Amount of delinquent homes is greatly diminished. Homes on structured payment plans through City & Village (3), homes where legal actions filed when non-adherence to payment plans (3), garnishment when non-adherence to above court ordered payments (2)
- b. Use of the committees and the 5 Districts and their representatives that cover 152 homes was explained for newer residents.

V. Committee Reports

- a. The organization is built where committees will be level at which issues are developed, studied, and recommendations made to the Trustee for approval. (Trustees have the legal responsibility and authority to act on behalf of the homeowners).
- b. Generally, Trustees emphasized the need for volunteers on committees. In the past just 2 trustees were actively managing the subdivision. Now the management team is made up of 3 Trustees, 4 committee chairs, 8 district reps and a small number of committee volunteers. We need more committee volunteers.
- c. Volunteers were asked for the committees. The table below shows the committees, the Chairs, their email addresses and next meeting date/time:"

COMMITTEE	CHAIR(S)	EMAIL ADDRESS	NEXT MEETING
Maintenance	Ken Barker/ Jerry Hoffman	paraffindr@aol.com	12/12, 7p
ARC & Safety	Bryan Haffer	arcandsafety@winterlake.org	1/24/17, 7p
Communication	Cecilia Sprecher	ceciliansprecher@gmail.com	11/17, 7p
Finance	Dave Morhaus	dhmorhaus@aol.com	12/7, 6:30p
Social Activities	(open)		

- d. **Maintenance – Ken Barker (Dist 1) & Jerry Hoffman (Dist 4)**
 - i. On-going – lawn, snow removal, (45% of 2015 budget).
 - ii. As needed: asset repair/replacement

- e. **Architectural Control & Safety – Bryan Haffer (Dist 5)** [represented by Dom B.]
 - i. Explained process of submitting plans to committee before work can be done on a home or property.
 - ii. Indenture enforcement, monitor improvements, safety issues.
- f. **Finance – Dave Morhaus (Dist 2)**
 - i. Explained his position to assess data from banks/Management company
 - ii. Requested volunteer to help with oversight
 - iii. Gave budget summary as well as a preliminary 5-year plan
- g. **Communications – Cecilia Sprecher (Dist 3)**
 - i. Website is being restructured to better represent our neighborhood
 - ii. Announced new plan to release “New Neighbor” photo introductions via FB
 - iii. Spoke of possible poll to assess possible use of “text blast” technology for neighborhood emergencies or critical announcements.
- h. **Social Activities – Currently not staffed**
 - i. Seeking Chair Volunteer

VI. Introduction of Guests

- a. Capt Dave Marshak, Sheriff-elect, Jefferson County
 - i. Addressed budget and that funding they receive is county sales tax.
 - ii. Explained Jefferson County staffing for our county which is 664 square miles. 9 Deputies/2 Supervisors – they often are understaffed.
 - iii. Took some questions from homeowners regarding safety of the neighborhood, especially in regard to enforcing parking and speeding.
- b. Renee Reuter, County Council Chair & Council Rep, Dist. 2
 - i. Informed residents that there were approximately 1000 new homes coming to the 141 corridor and about changes that will be happening with roads to accommodate more traffic.
 - ii. Announced the new intersection changes that will be coming for the entrance/exit of Ridgewood Middle school. She was successful in getting the modification bumped up 3 years ahead of the planned schedule.
 - iii. Urged homeowners to shop in Arnold to help boost the funding for the sheriff’s office. Explained that all sales tax from Gravois Bluffs goes to St. Louis county.

Response to Homeowner Questions – Robin Reichardt

Q: Will minor repair on sidewalks in common ground be done? viz., one area on south side of lake and handicapped sidewalk connectors between street intersection of WLDr & WLCircle.

A: Yes, they will be done next time we have concrete road bed that needs to be replaced, likely 2017.

Q: There are a lot of new neighbors in the subdivision. Have the neighbor lists been updated and distributed?

A: They are updated, but they will not be distributed. If you have new neighbors, this would be a great chance for you to meet them and exchange information.

Q: Is there a list of neighbors with businesses or skills that would be available to the neighborhood?

A: There is a company directory that is updated at least twice a year and it's posted in the FILES section of the Neighbors FB page. Submissions can be sent to Cecilia Sprecher via FB messenger (preferred method) or just as an entry on the Neighbors page.

Q: When will Fred's machinery be moved from lot 119?

A: That will be addressed and Rene Reuter said she may be able to assist with it.

Q: What is going to be done about parking in "no parking" zones on Winter Lake Dr. near the water plant?

A: The parking rules are being followed along the rock wall. A car parking on the home-side of the road in that area is permitted.

VII. Close of Meeting

CONTACT INFORMATION:

TRUSTEES – trustee@winterlake.org

DISTRICT REPRESENTATIVES

Dist. 1

Jeanne Fernandez – jeannetini@gmail.com

Joe Trost – joetrost7@yahoo.com

Dist. 2

Dave Morhaus – dmorhause@aol.com

Keith Karau – keith.karau@gmail.com

Jeff Pillman - pillbass@gmail.com

Jack Schlittler – maryschlittler@att.net

Dist. 3

Lynn McClenahan – lynnmc309@gmail.com

Dist. 4

Nikki Caito – nikkicrd@yahoo.com

Dist. 5

Sarah Ishmael – ishmaels2008@gmail.com

Susan Wall - susankwall@gmail.com

COMMITTEE CHAIRS

Maintenance:

Ken Barker – paraffindr@aol.com

Jerry Hoffman – jhoffman622@gmail.com

Agricultural Control:

Bryan Haffer – bryan.haffer@sbcglobal.net

Finance:

Dave Morhaus – dmorhause@aol.com

Communications:

Cecilia Sprecher – ceciliansprecher@gmail.com



Embedded presentation slides for the meeting. Double click on photo above to see slide presentations for the 2016 annual meeting of the Winter Lake Estates Homeowners Association.