

NOTICE OF
MINUTES OF SPECIAL MEETING OF THE
TRUSTEES OF WINTER LAKE ESTATES TRUSTEE ASSOCIATION, LLC
COUNTY OF JEFFERSON
DATE OF DOCUMENT 10/25/2021

Pursuant to call and waiver of notice as evidenced by the consent of the Trustees hereunder appended a meeting of said of Trustees of Winter Lake Estates Trustee Association, LLC was held 10/25/2021.

All of the Trustees were present:

Robin Reichardt
Please Print

Sarah Ishmael
Please Print

Patricia(Tricia) Horton
Please Print

The purpose of the meeting was to obtain the authority from the Trustees to levy an assessment against each lot in Winter Lake Estates (Grantor), for the period from 1/1/2022 to 12/31/2022. A general discussion thereupon ensued.

On motion duly made, seconded and unanimously carried, it was:

RESOLVED: That an assessment in the amount of \$380⁰⁰ be made in two installments of \$190⁰⁰ for each lot in Winter Lake Estates for the period from 1/1/2022 to 12/31/2022 ; that a notice pursuant to the subdivision rules and regulations be sent to the property holders notifying them of the assessment and requiring assessment to become due on 2/1/2022 + 4/1/2022 and delinquent on 3/1/2022, 5/1/2022. (interest and penalty added after this date). Bills are payable to City & Village Tax Office, L.L.C, 3 Hollenberg Court, Bridgeton, MO 63044.

There being no further business to come before the meeting, the meeting on motion duly made, adjourned, subject to call.

We have read the foregoing minutes and consent and ratify all matters set forth therein.

TRUSTEES OF WINTER LAKE ESTATES TRUSTEE ASSOCIATION, LLC (Grantees)
c/o City & Village Tax Office, L.L.C, 3 Hollenberg Court, Bridgeton, MO 63044

By: Patricia A. Horton
Signature

Patricia A. Horton, Trustee
Printed Name & Title

STATE OF MISSOURI)
) SS.
COUNTY OF ST. LOUIS)

On this 26th day of October, 2021, before me, a Notary Public, in and for said state,
personally appeared Patricia A Horton, Trustee
Printed Name Title

of the present Trustees of Winter Lake Estates Trustee Association, LLC, acting pursuant to the terms and provisions of subdivision Indenture of record and amendments thereto of record, if any, to me known to be the person described in and who executed the same as his/her free act and deed for the Trustees of Winter Lake Estates Trustee Association, LLC.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written.

[Signature]
Notary Public

My term expires: 11/27/2021

EMILY R. FLYNN
Notary Public - Notary Seal
STATE OF MISSOURI
St. Louis County
My Commission Expires: Nov. 27, 2021
Commission #17405252



Web: www.winterlake.org Address: PO Box 292, Fenton, MO 63026-0292 E-mail: winterlakeestates@gmail.com

WLE Resolution 211004 – 2022 Budget

Whereas, the Trustees are required to provide a budget for calendar year 2022

Be it resolved that:

The Trustees have passed the attached budget for fiscal year 2022. See exhibit A.

SIGN:

Robin Reichardt Sarah Ishmael

Robin Reichardt

Sarah Ishmael

Patricia Horton

Tricia (Patricia) Horton

DATE:

10/25/2021

10/25/2021

10/25/21

Winter Lake Estates - 2022 Budget Summary

2022 Budget		HOA FEE
<u>Income</u>		
Annual Dues	\$58,520	\$380
Special Assessments	\$0	
Legal & Costs Recovered	\$0	
Recording & Releasing	\$0	
Delinquent Dues	\$0	
Interest	\$0	
	\$0	
Total Income	\$58,520	
<u>Expenses</u>		
Landscaping	\$13,500	
Professional Fees	\$585	
Insurance	\$1,599	
Office Supplies	\$351	
Postage	\$269	
Snow Removal	\$0	
Utility	\$7,575	
Maintenance	\$21,050	
WG Condo Streets	\$0	
WBE Streets	\$0	
Management Fee -City & Villlage	\$2,341	
Total Expense	\$47,270	
2022 Reserve Fund	\$11,250	

Estimated Cash Reserve at end of 2022	\$	108,371
Reserve held at C&V at end of 2021	\$	68,900
Reserve held at Regions at end of 2021	\$	28,221