



DATE: 14 November 2017

Winter Lake Estates Annual meeting, 13 November, 2017, 7:05pm

Meeting notes:

attendance: 32 residents (registration rosters attached)

- trustees present: R Reinhardt, S Ishmael and Dom Bausano
- Committee chairs present and presenting:
  - Cecilia Sprecher, Communications
  - Jerry Hoffman, Maintenance
  - Bryan Haffer, Architectural Control (ARC) and Safety
  - David Morhaus, Finance
- Homeowners not participating due to dues not paid: (4)

Meeting opened by R Reichardt, welcoming remarks.

Presentation of Winter Lake Estates HOA status given (see attached ppt slides)

Q&A session made up of questions submitted via email.

Dom Bausano added :

1. need for volunteers for Maintenance, Projects, Architectural Control.
2. Need support for "Friends of Law Enforcement" ; drive to put a property tax levy on Jefferson County's April ballot. Bausano to send info re support.
3. Any issues re safety/security should be turned in to Jefferson County Sheriff's department via 911 call.

Note: significant concerns over neighbors speeding. HOA to send out emails to residents.

dom bausano, Trustee, Winter Lake Estates HOA

✓ = attending

# WINTER LAKE ESTATES

Sort by name

Last Name	First name	Street No	Street Name	Dist	Home Phone	Cell Phone	Work Phone	Email
Ade	Ken	8	Winter River Ct	4	(636) 349-3056			<a href="mailto:gcskma@aol.com">gcskma@aol.com</a>
Ade	Grace	8	Winter River Ct	4	(636) 349-3056			<a href="mailto:gcskma@aol.com">gcskma@aol.com</a>
Appling	Shaquila	35	Winter Pond Dr	2		(314) 471-1803		<a href="mailto:mychefkiki@gmail.com">mychefkiki@gmail.com</a>
Appling	Rio	35	Winter Pond Dr	2				
Arthur	Christina	8	Winter Pond Dr	2		(417) 263-0433		<a href="mailto:ccr0417@hotmail.com">ccr0417@hotmail.com</a>
Arthur	Richard	8	Winter Pond Dr	2		(314) 397-0777		<a href="mailto:rarthur@dukemfg.com">rarthur@dukemfg.com</a>
Aryapetyan	Ruslan	1154	Winter Lake Dr	1		(314) 288-8337		<a href="mailto:Rmayrap@gmail.com">Rmayrap@gmail.com</a>
Aryapetyan	Zarina	1154	Winter Lake Dr	1		(314) 808-4722		<a href="mailto:zaruhe@yahoo.com">zaruhe@yahoo.com</a>
Bailey	Daniel	123	Winter Lake Blvd	5		(636) 212-0957		<a href="mailto:dbaileyIT@gmail.com">dbaileyIT@gmail.com</a>
Bailey	Kelly	123	Winter Lake Blvd	5		(314) 852-5646		<a href="mailto:btle03@aol.com">btle03@aol.com</a>
Baldwin	Michael	1006	Winter Lake Dr	3	(636) 600-1201			
Baldwin	Doria	1006	Winter Lake Dr	3	(636) 600-1201	(314) 698-7794		<a href="mailto:baldwindoria@yahoo.com">baldwindoria@yahoo.com</a>
Baran	Chester	1058	Winter Lake Dr	2		(636) 326-5512		<a href="mailto:cpbaran@gmail.com">cpbaran@gmail.com</a>
Baran	Mary	1058	Winter Lake Dr	2				
Barbeau	Josh	31	Winter Pond Dr	2		(314) 471-9601		<a href="mailto:joshbarbeau@gmail.com">joshbarbeau@gmail.com</a>
Barbeau	Kelly	31	Winter Pond Dr	2		(314) 686-9712		<a href="mailto:kellycbarbeau@gmail.com">kellycbarbeau@gmail.com</a>
Barker	Kenneth	1098	Winter Lake Dr	1	(636) 305-9945	(314) 596-8237		<a href="mailto:paraffindr@aol.com">paraffindr@aol.com</a>
Barker	Paulette	1098	Winter Lake Dr	1		(314) 374-4127		<a href="mailto:pauletteigb@aol.com">pauletteigb@aol.com</a>
✓ Bausano	Dom	115	Winter Lake Blvd	5	(636) 678-7199	(713) 822-5120		<a href="mailto:dombausano@gmail.com">dombausano@gmail.com</a>
✓ Bausano	Karen	115	Winter Lake Blvd	5	(646) 678-7199	(713) 562-5048		<a href="mailto:kbausano@gmail.com">kbausano@gmail.com</a>
Becker	Volkan	1078	Winter Lake Dr	2		(314) 566-2211		<a href="mailto:volkanstl@outlook.com">volkanstl@outlook.com</a>
Bielicke	James	1041	Winter Lake Dr	3	(636) 717-6552			<a href="mailto:bielicke04@gmail.com">bielicke04@gmail.com</a>
Bielicke	Shannon	1041	Winter Lake Dr	3	(636) 717-6552	(314) 482-0094		<a href="mailto:stinkyangrykid@yahoo.com">stinkyangrykid@yahoo.com</a>
Blattner	David	421	Winter Lake Cir	4		(314) 283-5962		<a href="mailto:dave.blattner@gmail.com">dave.blattner@gmail.com</a>
Blattner	Denise	421	Winter Lake Cir	4		(314) 973-1303		<a href="mailto:deniselblattner@gmail.com">deniselblattner@gmail.com</a>
Blattner	Gregory	934	Winter Lake Dr	4				<a href="mailto:gtblattner@sbcglobal.net">gtblattner@sbcglobal.net</a>
Blattner	Tara	934	Winter Lake Dr	4		(314) 359-4898		<a href="mailto:gtblattner@sbcglobal.net">gtblattner@sbcglobal.net</a>
Bowen	Steven	1044	Winter Lake Dr	3	(636) 326-6362			
Bowerson	Dennis	1081	Winter Lake Dr	2		(636) 305-6458		<a href="mailto:dbjb123@sbcglobal.net">dbjb123@sbcglobal.net</a>
Bowerson	Judith	1081	Winter Lake Dr	2		(314) 852-8703		
Bradford	Nancy	922	Winter Lake Dr	4	(636) 349-8936			<a href="mailto:nancy.bradford@sbcglobal.net">nancy.bradford@sbcglobal.net</a>
Brailey	Scott	998	Winter Lake Dr	3	(636) 600-0329	(860) 861-2229		<a href="mailto:sbrb80@aol.com">sbrb80@aol.com</a>
Brailey	Robyn	998	Winter Lake Dr	3	(636) 600-0329	(860) 848-2433		<a href="mailto:robynbrailey@aol.com">robynbrailey@aol.com</a>
✓ Burtelow	Robert	1032	Winter Lake Dr	3	(314) 657-8014	(314) 704-0369		<a href="mailto:burtelows@hotmail.com">burtelows@hotmail.com</a>
✓ Burtelow	Elizabeth	1032	Winter Lake Dr	3	(314) 932-5017			
Busch	Jeff	158	Winter Lake Blvd	5	(636) 349-1862	(314) 610-8578		<a href="mailto:buschjr@sbcglobal.net">buschjr@sbcglobal.net</a>
Busch	Dawn	158	Winter Lake Blvd	5	(636) 349-1862	(314) 913-5043		<a href="mailto:dawnbusch@sbcglobal.net">dawnbusch@sbcglobal.net</a>
Caito	Mark	909	Winter Brook Dr	4				
Caito	Nicole	909	Winter Brook Dr	4		(314) 496-8195		<a href="mailto:nikkicrd@yahoo.com">nikkicrd@yahoo.com</a>
Carroll	Greg	418	Winter Lake Cir	4				
Carroll	Karen	418	Winter Lake Cir	4		(817) 602-5107		<a href="mailto:gkmi2936@msn.com">gkmi2936@msn.com</a>
Cave	Michael	1147	Winter Lake Dr	1		(314) 246-0429		<a href="mailto:cavemanmac@me.com">cavemanmac@me.com</a>
Cave	Jennifer	1147	Winter Lake Dr	1				
Chamberlin	Nicole	3	Winter Pond Dr	2		(314) 324-9352		<a href="mailto:nachamberlain89@gmail.com">nachamberlain89@gmail.com</a>
Chamberlin	Jason	3	Winter Pond Dr	2		(314) 757-5443		<a href="mailto:pikul1@yahoo.com">pikul1@yahoo.com</a>
Chickering	Ross	1130	Winter Lake Dr	1		(314) 265-6294	#####	<a href="mailto:chickering.r@gmail.com">chickering.r@gmail.com</a>
Chickering	Connie	1130	Winter Lake Dr	1		(314) 324-1839		<a href="mailto:cchickering2002@yahoo.com">cchickering2002@yahoo.com</a>
Chierek	Adam	1138	Winter Lake Dr	1		(314) 304-7452		<a href="mailto:adam.chierek@hotmail.com">adam.chierek@hotmail.com</a>
Chierek	Jenny	1138	Winter Lake Dr	1				<a href="mailto:jchierek@gmail.com">jchierek@gmail.com</a>
Collet	Shelley	1134	Winter Lake Dr	1		(314) 718-2183		
Comesana	Ed	106	Winter Lake Blvd	5		(314) 608-9706		<a href="mailto:edwin.comesana@dachser.us">edwin.comesana@dachser.us</a>
Comesana	Maura	106	Winter Lake Blvd	5		(314) 712-8834		<a href="mailto:comesana3@gmail.com">comesana3@gmail.com</a>
Cook	Kelly	1090	Winter Lake Dr	2		(314) 422-3958		<a href="mailto:kcookpanera@gmail.com">kcookpanera@gmail.com</a>

✓ = attending

# WINTER LAKE ESTATES

Sort by name

Last Name	First name	Street No	Street Name	Dist	Home Phone	Cell Phone	Work Phone	Email
Cook	Shane	1090	Winter Lake Dr	2		(314) 619-9400		shanecook39@gmail.com
Cook	Shannon	1	Winter River Ct	4		(314) 363-5686		scook30@hotmail.com
Cook	Stacey	1	Winter River Ct	4		(314) 650-3564		stacey.cook1@yahoo.com
Cox	Brian	1142	Winter Lake Dr	1	(636) 349-3221	(636) 349-3221		hcox@coxcreativeco.com
Cox	Heather	1142	Winter Lake Dr	1	(636) 349-3221	(636) 578-8638		hcox@coxcreativeco.com
Crump	Dawn	946	Winter Lake Dr	4		(573) 201-9810		dolfundawn@att.net
Culjak	Jerko	1110	Winter Lake Dr	1	(636) 326-9095			luka1998@att.net
Culjak	Amela	1110	Winter Lake Dr	1				
Dang	Thuy Than	1057	Winter Lake Dr	2		(787) 929-1646		phnmtriet@yahoo.com
Datillo	Kristin	938	Winter Lake Dr	4				
Datillo	Andrew	938	Winter Lake Dr	4		3142259954		datillo6429@gmail.com
DeSuza	Andrew	1085	Winter Lake Dr	2		(314) 814-2998		
DeSuza	Antonella	1085	Winter Lake Dr	2		(314) 814-3371		antonelladesuza@yahoo.com
Dierkes	Susan	1121	Winter Lake Dr	1	(636) 326-8042	(314) 640-5935		s.dierkes@sbcglobal.net
✓ Dougherty	Kevin	154	Winter Lake Blvd	5		(314) 805-7157		KDoughe944@aol.com
✓ Dougherty	Nancy	154	Winter Lake Blvd	5		(314) 401-1792		momofbrats@aol.com
Dugan	Brian	417	Winter Lake Cir	4		(314) 346-0408		briandugan57@gmail.com
Dugan	Jovita	417	Winter Lake Cir	4		(314) 346-1502		
Early	Nancy	1061	Winter Lake Dr	2		(815) 601-2045		nearly61@gmail.com
Esmerovic	Hasib	126	Winter Lake Blvd	5	(636) 326-2298			
Esmerovic	Elvira	126	Winter Lake Blvd	5	(636) 326-2298			elvedine@att.net
Farris	Sheldon	1146	Winter Lake Dr	1		(314) 650-1038		
Farris	April	1146	Winter Lake Dr	1		(314) 650-9798		farrisfireflies@yahoo.com
Favazza	Katy	400	Winter Lake Cir	4				katyfavazza01@yahoo.com
Fernandez	Jeanne	1101	Winter Lake Dr	1	(636) 600-0508	(314) 304-9119		jeannetini@gmail.com
Ferreria	Jose(Henri	6	Winter River Ct	4		(201) 674-1648		henrique1956@sapo.pt
Ferreria	Maria	6	Winter River Ct	4	(636) 326-4608	(201) 562-0381		
Fleming	Ryan	994	Winter Lake Dr	3		(314) 885-4488		refleming05@yahoo.com
Fleming	Cami	994	Winter Lake Dr	3		(314) 714-8027		cam-7572@yahoo.com
Freshley	Ryan	11	Winter Pond Dr	2	(636) 600-0583	(314) 596-1957		freshley@me.com
Freshley	Jessica	11	Winter Pond Dr	2	(636) 600-0583	(314) 657-8357		jessicaFreshley@gmail.com
Giannas	Emmanuel	1097	Winter Lake Dr	1		(314) 689-4727		EmmanuelGiannas@gmail.com
Giannas	Angela	1097	Winter Lake Dr	1		(314) 489-2930		angelaGiannas@gmail.com
Gillam	Ruth	151	Winter Lake Blvd	5		(314) 805-3172		regillam@sbcglobal.net
Gillam	Amy	151	Winter Lake Blvd	5		(314) 691-4040	#####	maddiemama03@gmail.com
Grabow	Louis	962	Winter Lake Dr	3	(636) 343-6299			GrabowRET@sbcglobal.net
Grabow	Rosanna	962	Winter Lake Dr	3	(636) 343-6299	(314) 974-5106		Grabow6@sbcglobal.net
Green	Jared	1093	Winter Lake Dr	1		(573) 225-3332		jgreen3@live.maryville.edu
Gruver	Nick	1023	Winter Lake Dr	3		(618) 709-6209		nicholas.gruver@gmail.com
Gunn	Lena	167	Winter Lake Blvd	5		3144400160		Lena.Gunn1@gmail.com
✓ Haffer	Bryan	119	Winter Lake Blvd	5	(636) 349-9966	(636) 209-1801		Bryan.Haffer@sbcglobal.net
Haffer	Jenn	119	Winter Lake Blvd	5	(636) 349-9966	(314) 258-6309		jennifer.haffer13@yahoo.com
Haines	Allen	1126	Winter Lake Dr	1	(636) 326-2288	(573) 659-3354		ekodovce@swbell.net
Haines	Jennifer	1126	Winter Lake Dr	1		(314) 368-9084		
✓ Halladay	Carolyn	163	Winter Lake Blvd	5	(636) 349-9478	(636) 751-9971		harrycarolynh@yahoo.com
- Halladay	Harry	163	Winter Lake Blvd	5	(636) 349-9478			harrycarolynh@yahoo.com
Hanneken	Thomas	400	Winter Lake Cir	4	(636) 717-0046			
Hanneken	Lynni	134	Winter Lake Blvd	5		(314) 706-9035		packerfanlyn@icloud.com
Hanschmidt	Mike	130	Winter Lake Blvd	5	(636) 343-5286	(314) 393-5529		
✓ Hanschmidt	Angie	130	Winter Lake Blvd	5	(636) 343-5286	(314) 393-7495		amhans@sbcglobal.net
Hart	Robert	926	Winter Lake Dr	4		(314) 620-5174		bob.hart@scottleeheating.com
Hart	Denise	926	Winter Lake Dr	4				
Hatton	Joseph	1036	Winter Lake Dr	3		(314) 606-3661		Joseph.hatton@yahoo.com

✓ = attending

# WINTER LAKE ESTATES

Sort by name

Last Name	First name	Street No	Street Name	Dist	Home Phone	Cell Phone	Work Phone	Email
Hatton	Jennifer	1036	Winter Lake Dr	3				
Hautly	Rudolph	966	Winter Lake Dr	3	(636) 343-0599			Rhautly@hotmail.com
Hautly	Catherine	966	Winter Lake Dr	3	(636) 343-0599			
Hawkins	Ryan	23	Winter Pond Dr	2		(314) 221-7010		
Hawkins	Kimberly	23	Winter Pond Dr	2		(314) 221-7330		kim.hawkins@edwardjones.co
Hobbs	Robert	7	Winter River Ct	4		(618) 791-3062		Rob6862269@yahoo.com
✓ Hoffman	Jerry	413	Winter Lake Cir	4		(636) 326-4995		jhoffman622@gmail.com
Hoffman	Judy	413	Winter Lake Cir	4				
Horton	Kenneth (K	142	Winter Lake Blvd	5		(314) 304-3320		khorton82@charter.net
Horton	Patricia (Tr	142	Winter Lake Blvd	5	(636) 343-2160	(314) 608-6311		
Husic	Amir	971	Winter Lake Dr	3		(314) 596-6140		amir-husic@hotmail.com
Husic	Aida	971	Winter Lake Dr	3		(636) 326-5810		
Hutson	Chris	1033	Winter Lake Dr	3	(636) 305-1982			cjhutson2004@hotmail.com
Hutson	Joseph	1033	Winter Lake Dr	3	(636) 305-1982			
Hyatt	Don	118	Winter Lake Blvd	5		(618) 977-1422		HyattAutomotive@hotmail.co
Hyatt	Lana	118	Winter Lake Blvd	5		(618) 789-6226		kiliclan.lh@gmail.com
✓ Ishmael	Drew	146	Winter Lake Blvd	5		(314) 972-4750		a.ishmael@gmail.com
✓ Ishmael	Sarah	146	Winter Lake Blvd	5		(314) 971-5340		ishmaels2008@gmail.com
Israel	Lisa	1134	Winter Lake Dr	1		(618) 363-3846		lisrael@slu.edu
Jansen	Juli	913	Winter Brook Dr	4		(913) 575-9313		julijansen1221@yahoo.com
Jauer	Ray	1102	Winter Lake Dr	1		(636) 305-3381	#####	rajauer@sbcglobal.net
✓ Jauer	Judy	1102	Winter Lake Dr	1			#####	judy.jauer@gmail.com
Jenkerson	Chris	1143	Winter Lake Dr	1		(314) 413-4653		cjenkerson@gmail.com
Jenkerson	Casey	1143	Winter Lake Dr	1		(314) 795-3753		cjenkerson@gmail.com
Jianlou	Jia	1070	Winter Lake Dr	2				
Jockish	Michael	414	Winter Lake Cir	4		(314) 707-4191		jockish8@gmail.com
Jockish	Deanne	414	Winter Lake Cir	4		(314) 972-4191		jockish8@gmail.com
Johans	Jody Ann	1122	Winter Lake Dr	1	(636) 600-0027	(314) 482-6382		sanguine13@yahoo.com
✓ Johnson	Danielle	27	Winter Pond Dr	2		(314) 614-8084		danielle.vidal@icloud.com
✓ Johnson	Jeremiah	27	Winter Pond Dr	2		(636) 346-1835		jerameyj@gmail.com
Jones	Terry	1150	Winter Lake Dr	1		(314) 757-0435		terry.jonetl@gmail.com
Jones	Mark	401	Winter Lake Cir	4		(314) 808-0208		mark@jonescreative.com
Jones	Cherie	401	Winter Lake Cir	4		(314) 803-0667		cherie@jonescreative.com
Kalai	Elmer (Jod	1129	Winter Lake Dr	1	(636) 253-8025			kalalej@gmail.com
Kalai	Amy	1129	Winter Lake Dr	1	(636) 326-1172	(314) 560-0821		amymkalal@gmail.com
✓ Karau	Keith	1066	Winter Lake Dr	2		(314) 374-4183		keith.karau@gmail.com
✓ Karau	Betty	1066	Winter Lake Dr	2		(314) 374-4184		bkkarau68@hotmail.com
	Kay-Andersc c/o John KPO Box 214472			3	(636) 678-7440	(916) 201-6109		maryjohn@surewest.net
Kelley	David	986	Winter Lake Dr	3	(636) 575-2213	(636) 717-0879		
Kelley	Elizabeth	986	Winter Lake Dr	3	(636) 575-2213			bkelleev1103@gmail.com
Kitchell	Tom	30	Winter Pond Dr	2		(636) 349-5506		
Kitchell	Robin	30	Winter Pond Dr	2		(314) 913-1486		rkitchel@slu.edu
Klauman	Justin	404	Winter Lake Cir	4		(314) 315-5209		JLKlauman@sbcglobal.net
Klauman	Leslie	404	Winter Lake Cir	4		(314) 805-6901		leslieklauman@gmail.com
Lawson	Alan	129	Winter Lake Blvd	5	(636) 326-1778			allnlaw@aol.com
Lawson	Linda	129	Winter Lake Blvd	5	(636) 326-1778			
Leary	Kevin	1049	Winter Lake Dr	3		(636) 675-1392		kevinpleary14@gmail.com
Leary	Angie	1049	Winter Lake Dr	3				
Ledbetter	Karen	1089	Winter Lake Dr	2	(636) 600-0071	(314) 303-5022		kml112@sbcglobal.net
Leon	Rafael	38	Winter Pond Dr	2		(636) 326-4907		emilou_13@hotmail.com
Leon	Michele	38	Winter Pond Dr	2				
Leszcz	James	1113	Winter Lake Dr	1				
Leszcz	Diana	1113	Winter Lake Dr	1		(636) 349-2272		dianaleszcz@gmail.com

√-attending

# WINTER LAKE ESTATES

Sort by name

Last Name	First name	Street No	Street Name	Dist	Home Phone	Cell Phone	Work Phone	Email
Lewis	John	16	Winter Pond Dr	2		(314) 835-7136		jplewis8@chater.net
Lewis	Sara	16	Winter Pond Dr	2				
Lockhart	Harry	942	Winter Lake Dr	4		(314) 372-7472		agent64506@yahoo.com
Lockhart	Laura	942	Winter Lake Dr	4		(518) 281-3717		
Lucas	Lauren	425	Winter Lake Cir	4		(859) 468-8444		llucas0622@gmail.com
Ludditt	David	982	Winter Lake Dr	3		(314) 229-9329		dludditt@yahoo.com
Ludditt	Jennifer	982	Winter Lake Dr	3		(314) 799-5604		babnrs@gmail.com
Luechtefeld	Kathy	138	Winter Lake Blvd	5		(314) 223-9935		kathyluechtefeld@gmail.com
Mack	Alvin "Mac"	2	Winter River Ct	4	(636) 326-1997	(314) 503-5050		miami-canec@sbcglobal.net
Mack	Christy	2	Winter River Ct	4	(636) 326-1997			
✓Maddock	Scott	1040	Winter Lake Dr	3		(314) 477-6927		smaddockrn@yahoo.com
Makhsida	Nawras	958	Winter Lake Dr	3		(314) 497-2475		drnawras@yahoo.com
Makhsida	Nawitsa	958	Winter Lake Dr	3				nawitsa@yahoo.com
Markhart	Danielle	1093	Winter Lake Dr	1		(573) 275-1111		dsmarkhart@gmail.com
Marx	Jeff	1074	Winter Lake Dr	2		(314) 422-2254		jeff.marx@bmwautohaus.com
Marx	Marion	1074	Winter Lake Dr	2		(314) 952-5871		marion.marx@bmwautohaus.com
Matthews	Brendan	1109	Winter Lake Dr	1		(434) 962-9783		brendan.matthews@gmail.com
Matthews	April	1109	Winter Lake Dr	1				
McClenahan	James	954	Winter Lake Dr	3	(636) 600-0704	(314) 973-0260	#####	jmcclenahan@hunter.com
McClenahan	Lynn	954	Winter Lake Dr	3	(636) 600-0704	(314) 267-1930	#####	lynnmc309@gmail.com
McClure	Kelly	1045	Winter Lake Dr	3				
McPike	Shawn	122	Winter Lake Blvd	5	(636) 326-1566	(636) 208-2031		ShawnMcPike@gmail.com
Mendyka	Kalina	970	Winter Lake Dr	3		(314) 769-3386		
Mendyka	Kazimerz	970	Winter Lake Dr	3		(314) 769-3385		
Missey	Darrell	4	Winter River Ct	4	(636) 349-2368	(314) 852-4781		darrellmissey@sbcglobal.net
Missey	Andrea	4	Winter River Ct	4	(636) 349-2368	(314) 620-6142		andreamissey@sbcglobal.net
Montano	Lisa	1078	Winter Lake Dr	2		(314) 368-0030		lmontano01@hotmail.com
Moore	Wayne	5	Winter River Ct	4		(314) 750-8375		
Moore	Wilnellys†	5	Winter River Ct	4				w_estremera@hotmail.com
✓Morhaus	David	1086	Winter Lake Dr	2	(636) 305-3477			dhmorhaus@aol.com
✓Morhaus	Mary	1086	Winter Lake Dr	2		(314) 307-3579		mtm001@charter.net
Mujic	Demal	34	Winter Pond Dr	2				mdemalm@gmail.com
Mujic	Mersiha	34	Winter Pond Dr	2				
Mujkanovic	Hamida	1151	Winter Lake Dr	1		(314) 620-4424		mhamidam@yahoo.com
Mujkanovic	Sakib	1151	Winter Lake Dr	1				
Narens	Rodney	1105	Winter Lake Dr	1	(636) 343-2142			narensr4444@att.net
Narens	Carol	1105	Winter Lake Dr	1		(314) 570-6703		narensr4444@att.net
Nejelski	Greg	1155	Winter Lake Dr	1		(314) 578-5833		gnejelski@b-bdist.com
Nejelski	Lauren	1155	Winter Lake Dr	1				
Newell	Mike	159	Winter Lake Blvd	5	(636) 343-0598			angiemikenewell@yahoo.com
Newell	Angie	159	Winter Lake Blvd	5	(636) 343-0598			angiemikenewell@yahoo.com
Parker	Wade	946	Winter Lake Dr	4		(314) 935-7939		w.l.parker@att.net
✓Pascua	Jerome (Cl)	2	Winter Pond Dr	2		(314) 412-6301		j.c.pascua@sbcglobal.net
Paulas	David	1118	Winter Lake Dr	1	(636) 600-0649			
Paulas	Tonya	1118	Winter Lake Dr	1		(314) 322-7916		tbpaulus@msn.com
Perucca	PJ	110	Winter Lake Blvd	5	(636) 343-1953	(314) 707-3194		PeruccaPJ@yahoo.com
Perucca	Carrie	110	Winter Lake Blvd	5	(636) 343-1953			
Pilipovic	Mesud	408	Winter Lake Cir	4				
Pilipovic	Edita	408	Winter Lake Cir	4		(314) 680-4070		EditaPilipovic@hotmail.com
Pilopovic	Jakup	967	Winter Lake Dr	3		(314) 269-6491		jakuppilipovic@gmail.com
Pilopovic	Elvira	967	Winter Lake Dr	3		(314) 269-6492		elvirapilipovic@gmail.com
✓Puchalla	Chris	101	Winter Lake Blvd	5		(636) 660-0035		cmpstl@live.com
✓Puchalla	Helge	101	Winter Lake Blvd	5		(314) 922-5757		attorneyhelge@sbcglobal.net

✓ = attending

# WINTER LAKE ESTATES

Sort by name

Last Name	First name	Street No	Street Name	Dist	Home Phone	Cell Phone	Work Phone	Email
Purington	Tammy	950	Winter Lake Dr	4		(314) 952-4243	#####	tpuringt@yahoo.com
Purington	William	950	Winter Lake Dr	4				
✓ Reichardt	Robin	1044	Winter Lake Dr	3	(636) 326-4562	(314) 413-4928		robinreichardt@sbcglobal.net
Reily	Elizabeth	1010	Winter Lake Dr	3		(314) 330-8686		whatelizabethwants@gmail.com
✓ Reily	Michael	1010	Winter Lake Dr	3	(636) 678-7600	(314) 479-4537		seamus713@gmail.com
Ritter	Aaron	424	Winter Lake Cir	4				amr_75@yahoo.com
Ritter	Tracy	424	Winter Lake Cir	4		(512) 413-2252		tlr_7@yahoo.com
✓ Robins	Roy	135	Winter Lake Blvd	5	(636) 326-2119	(501) 733-3316		roymrobins@hotmail.com
✓ Robins	Chenoa	135	Winter Lake Blvd	5	(636) 326-2119	(501) 733-3315		chenoarrobins@hotmail.com
Robinson	Dennis	1125	Winter Lake Dr	1		(573) 659-3354	#####	dennis-robinson@att.net
Robinson	Janet	1125	Winter Lake Dr	1		(573) 659-3354	#####	cozumeldays@gmail.com
Rogowski	Gary	1054	Winter Lake Dr	2	(636) 600-0459	(314) 302-2624		grogowski@charter.net
Rogowski	Kimberly	1054	Winter Lake Dr	2				k_rogowski@hotmail.com
Rosenberg	Robin	405	Winter Lake Cir	4		(636) 343-6246		
Rosenberg	Kristie	405	Winter Lake Cir	4		(636) 343-6246		kwerkmeister@hotmail.com
Ruzicka	John	7	Winter Pond Dr	2				john_ruzicka@hotmail.com
Ruzicka	Stacey	7	Winter Pond Dr	2		(636) 305-1958		
Sanders	Tracy	138	Winter Lake Blvd	5	(636) 717-0990			tracysan78@gmail.com
Schaefer	Craig	1045	Winter Lake Dr	3		(618) 534-4718		CraigSchaefer45@gmail.com
✓ Schlittler	Jack	1053	Winter Lake Dr	2		(636) 326-1474		
Schlittler	Mary	1053	Winter Lake Dr	2		(636) 326-1474		maryschlittler@att.net
Schmidt	Angela	1139	Winter Lake Dr	1		(314) 249-8389		angela.schmidt310@gmail.com
Schneider	Jason	913	Winter Brook Dr	4		(314) 221-4906		jason.schneider222@gmail.com
Schnitker	Rick	150	Winter Lake Blvd	5	(636) 349-2275			BrandySchnitker@yahoo.com
Schnitker	Brandy	150	Winter Lake Blvd	5	(636) 349-2275	(314) 239-2190		
Serbousek	Scott	1027	Winter Lake Dr	3		(314) 607-7233		saserbousek@gmail.com
Serbousek	Jill	1027	Winter Lake Dr	3		(314) 435-7303		inserbousek@gmail.com
Sheahan	William	974	Winter Lake Dr	3	(636) 305-1455	(636) 305-1455		bill@sheahan.com
Sheahan	Janet	974	Winter Lake Dr	3				
Shih	Yong	139	Winter Lake Blvd	5	(314) 962-3555	(314) 452-2081		yongshih621@gmail.com
✓ Simmons	L.J.	3	Winter River Ct	4	(636) 678-7392			judith117simmons@gmail.com
✓ Simmons	Judy	3	Winter River Ct	4	(636) 678-7392			
Simon	Trever	1024	Winter Lake Dr	3		(314) 306-8122		trever.simon@ge.com
Simon	Karen	1024	Winter Lake Dr	3		(812) 431-3494		
Slama	Stephen	15	Winter Pond Dr	2		(314) 583-0250		srslama@gmail.com
Slama	Lindsey	15	Winter Pond Dr	2		(314) 580-0504		lnzymichelle@gmail.com
Smith	Dusty	102	Winter Lake Blvd	5		(314) 749-2913		dustysmith51@yahoo.com
Smith	Amy	102	Winter Lake Blvd	5		(314) 374-2594		amycsmithrn@yahoo.com
Speed	Rachel	990	Winter Lake Dr	3		(207) 228-4802		rachelghana@yahoo.com
✓ Sprecher	Kevin	1002	Winter Lake Dr	3		(314) <del>698-7994</del> 330-8365		KEVINTSPRECHER@GMAIL.COM
✓ Sprecher	Cecilia	1002	Winter Lake Dr	3		(314) 330-8371		aanikasma@yahoo.com
Stamm	Kathleen	1117	Winter Lake Dr	1		(314) 724-6836		thetwobrads@gmail.com
Steurer	Jason	978	Winter Lake Dr	3	(636) 305-1703			citydick@hotmail.com
Steurer	Lisa	978	Winter Lake Dr	3	(636) 305-1703	(314) 608-2249		lisjay@sbcglobal.net
Stumpf	Quing	1139	Winter Lake Dr	1				
Stumpf	John	114	Winter Lake Blvd	5	(636) 305-0134	(314) 570-8033		
Tabernik	Paul	1037	Winter Lake Dr	3		(314) 494-0372		paul.tabernik@gmail.com
Tabernik	Brea	1037	Winter Lake Dr	3		(314) 494-0271		brianscott@yahoo.com
Tatum	Katrina	1114	Winter Lake Dr	1	(636) 326-6313	(314) 677-0728		Katrinatatum@hotmail.com
Toombs	Michael	905	Winter Brook Dr	4	(636) 861-1094	(314) 477-3417		sttoombs@sbcglobal.net
Toombs	Donna	905	Winter Brook Dr	4		(618) 616-2114		dmaria428@gmail.com
✓ Trost	Joseph	1106	Winter Lake Dr	1		(314) 578-4327		joetrost7@yahoo.com
Trost	Charis	1106	Winter Lake Dr	1		(314) 623-9887		charis5353@gmail.com

√ = attending

# WINTER LAKE ESTATES

Sort by name

Last Name	First name	Street No	Street Name	Dist	Home Phone	Cell Phone	Work Phone	Email
Trucks	Terry	409	Winter Lake Cir	4		(314) 607-8767		<a href="mailto:truckss@swbell.net">truckss@swbell.net</a>
Trucks	Patricia	409	Winter Lake Cir	4		(636) 349-0325		<a href="mailto:PFT456@att.net">PFT456@att.net</a>
True	Chris	147	Winter Lake Blvd	5		(314) 920-5221		<a href="mailto:christophertrue@sbcglobal.net">christophertrue@sbcglobal.net</a>
True	Becky	147	Winter Lake Blvd	5		(636) 212-1451		
Urschler	Daniel	930	Winter Lake Dr	4		(314) 323-6139		<a href="mailto:dt_urschler@att.net">dt_urschler@att.net</a>
Urschler	Tracy	930	Winter Lake Dr	4				
VanHoecke	Brian	1050	Winter Lake Dr	3		(314) 910-0051		<a href="mailto:BrianVanhoecke@yahoo.com">BrianVanhoecke@yahoo.com</a>
VanHoecke	Beth	1050	Winter Lake Dr	3		(314) 306-0603		
Wall	Ron	105	Winter Lake Blvd	5	(636) 326-1733	(636) 692-1655		
✓ Wall	Susan	105	Winter Lake Blvd	5	(636) 326-1733	(636) 692-1657		<a href="mailto:SusanKWall@gmail.com">SusanKWall@gmail.com</a>
Weidner	Justin	963	Winter Lake Dr	3	(636) 600-0216	(314) 681-4559		<a href="mailto:ydner1@gmail.com">ydner1@gmail.com</a>
✗ Weidner	Teresa	963	Winter Lake Dr	3	(636) 600-0216			
✓ Whisler	Mike	1082	Winter Lake Dr	2		(314) 346-0624		<a href="mailto:mlwhisler@sbcglobal.net">mlwhisler@sbcglobal.net</a>
✓ Whisler	Lisa	1082	Winter Lake Dr	2		(314) 707-2802		<a href="mailto:mlwhisler@sbcglobal.net">mlwhisler@sbcglobal.net</a>
Wilke	Kevin	1139	Winter Lake Dr	1		(314) 608-9841		<a href="mailto:kevin.wilke06@hotmail.com">kevin.wilke06@hotmail.com</a>
Wintz	Sascha	19	Winter Pond Dr	2		(314) 680-9792		<a href="mailto:sascha@wintz.us">sascha@wintz.us</a>
Wolff	Stephen	1094	Winter Lake Dr	1		(314) 503-8146		<a href="mailto:steve.wolff81@yahoo.com">steve.wolff81@yahoo.com</a>
Wolff	Carrie	1094	Winter Lake Dr	1		(314) 188-6484		<a href="mailto:carrie.wolff@yahoo.com">carrie.wolff@yahoo.com</a>
Womble	Sandra	1028	Winter Lake Dr	3		(623) 670-9192		<a href="mailto:womblesandy@gmail.com">womblesandy@gmail.com</a>
Womble	Kevin(son)	1028	Winter Lake Dr	3		(636) 266-1283		<a href="mailto:womblekevin@gmail.com">womblekevin@gmail.com</a>
Yue	Yimei	1070	Winter Lake Dr	2				<a href="mailto:yimeiyue@gmail.com">yimeiyue@gmail.com</a>
Zinajda	Badric	19	Winter Pond Dr	2				
Zoellner	Pam	109	Winter Lake Blvd	5		(314) 799-0009		<a href="mailto:Patrick@aaazoellner.com">Patrick@aaazoellner.com</a>
Zoellner	Patrick	109	Winter Lake Blvd	5		(314) 220-8675		<a href="mailto:Pzoellner@sbcglobal.net">Pzoellner@sbcglobal.net</a>
			1117 Winter Lake Dr	1				
			1121 Winter Lake Dr	1				
			1122 Winter Lake Dr	1				
	Vacant	1135	Winter Lake Dr	1				
			1135 Winter Lake Dr	1				
			1150 Winter Lake Dr	1				
			1057 Winter Lake Dr	2				
			1061 Winter Lake Dr	2				
			1089 Winter Lake Dr	2				
			2 Winter Pond Dr	2				
	Vacant	39	Winter Pond Dr	2				
			39 Winter Pond Dr	2				
			990 Winter Lake Dr	3				
			1040 Winter Lake Dr	3				
			922 Winter Lake Dr	4				
			7 Winter River Ct	4				
			167 Winter Lake Blvd	5				

Total number of email addresses

224

# AGENDA



- I. Introduction – Welcome (Robin Reichardt)
- II. Achievements (Robin Reichardt)
- III. Organization & Needs (Dora Bausano)
- V. Reports
  - A. Communications (CS)
  - B. Architectural Control/ Safety (RR)
  - C. Maintenance (JH)
  - D. Finance (DM)
- VI. Response to homeowner questions (RR)
- VII. New Business (DB)
  - A. Security Concerns
  - B. support for law enforcement
  - C. Goal Projects (Continued road repair; WLDr near treatment plant)
- VIII. Close of Meeting

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# Achievements 2017



- Structured approval process and enforcement of indentures pertaining to new construction and homeowner improvements
- All streets to be sealed in 2016 & 2017
- Street maintenance plan implemented throughout the subdivision
  - Second street repair at intersection of Winter Lake Drive & Winter Lake Circle
- Collection of past due assessments
  - Delinquent assessment in 2014 of approx \$17,000 (this does NOT include 10% delinquent interest charges to \$1,400 today)
  - Management company uses: Liens, Legal notices, Court action, Collections based on court ordered settlement including garnishment)
- Lake repair after January 1, 2017 flooding then damaged again May 1 of this year.
- Safety Improvements to Winter Pond:
  - Fencing 250' of common ground
  - Replace WPond gate with a fence (approval by Jefferson County required)
  - Install turn-around at end of WPond.

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# ON GOING MISSION

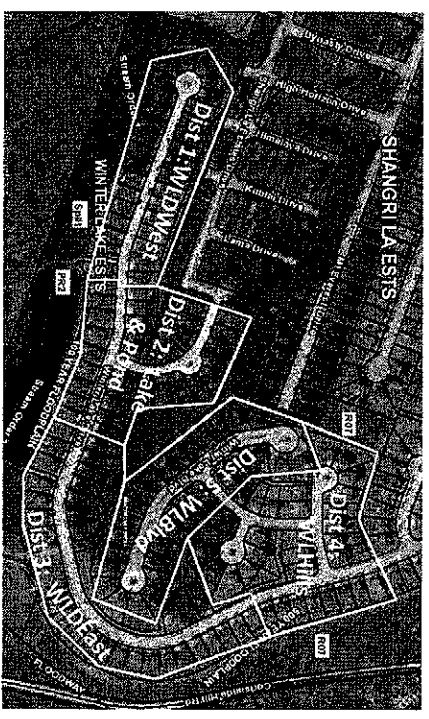


- Develop a friendly & helpful community
- Provide services and manage standards to maintain and/or improve property values
- Assure that we have a safe community

## DRIVERS: ALL IN SUPPORT OF MISSION.

- Improved Communications (dialogue - two-way)
- Involve homeowners on grass-roots basis
  - Need Volunteers
  - ARC/Survey
  - Maintenance
- Pro-actively manage:
  - Indenture defined issues
  - community support issues

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- Subdivided to ensure grass roots representation of neighborhoods
- Divide work-load
- Each has about 30 homes; minimum two reps



## District Reps



If your address is:	You are in District:	Your Rep(s) is/are:	Your Rep's Address
Between 1093 & 1155 WLD R	1	Joe Frost Jeanne Fernandez	1106 WLD R 1101 WLD R
Between 1054 & 1090 WLD R, Or Winter Pond Dr	2	Jack Schlitter Dave Morhaus	1053 WLD R 1056 WLD R
Between 954 & 1050 WLD R	3	Lynn McClanahan	954 WLD R
Between 922 & 950 WLD R	4	Niki Caito	909 Winter Brook DR
Or Winter Lake CIRCLE Or Winter Brook DR Or Winter River CT	5	Carolyn Halladay Susan Wall	163 WLBld 105 WLBld
All of Winter Lake BLVD			

**Objectives:**

- Communicate, support area homeowners
- As members of the Management Team, Offer input representing their district
- Volunteer on as needed basis

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## COMMITTEES



- Maintenance – Jerry Hoffman (Dist 4)
  - On-going – lawn, snow removal, (45% of 2015 budget)
  - As needed:
  - asset repair/replacement (painting benches and signposts)
- Architectural Control & Safety – OPEN
  - min budget – legal expense
  - Indenture enforcement, monitor improvements, safety issues.
- Finance - Dave Morhaus (Dist 2)
  - assess data from banks/Management company
- Communications Cecilia Sprecher (Dist 3)
  - Website
  - Social Media
  - Ad Hoc

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## Volunteers needed:



COMMITTEE	CHAIR(S)	EMAIL ADDRESS	NEXT MEETING
Maintenance	Jerry Hoffman	jhoffman622@gmail.com	
ARC & Safety	Dom Bausano	truste@winterlake.org	
Finance	Cecilia Sprecher Dave Morhaus	cecilialsprecher@gmail.com dholmohaus@aol.com	

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## Maintenance Committee

Jerry Hoffman, Dist 4



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### Maintenance Committee Critical Issue by Homeowners (10/25/2017)



Maintenance
Street repairs
Lake repair/maintenance
Common ground landscaping
Tree trimming
Vegetation maintenance
Entrance (gates, signs, etc.)
Fences along common ground
WLD rock wall repairs
Subsidence along common ground
Subsidence residential landscaping
Snow removal

- Routine maintenance
- Lawn and Snow Removal accounts for 45% of our annual budget; current contractor – Kiefer Lawn & Landscaping
- 3rd season of reseeding and fertilization of common ground along WLD and cul du sacs; spring and fall cleanup of leaves, pampas grass, hedges and pear trees
- Provided Dumpsters for Spring cleanup day

**Week of April 2, 2018**

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### Maintenance Committee Routine maintenance (cont'd)



- Lake Area
- Leak developed near spillway of the dam May 1, 2017 after Meremac River flood that backed up into Retention basin
- In discussions and under guidance of Nexus Consulting, specialists in lakes & pond construction and repair. Issue is this may be too small a project for Nexus.
- Looking at possible repair in December pending schedule of Nexus Consulting and its contracting division; MO American water to loan & man large format pump to take lake down 4-5 feet.
- Planning to study and review maintenance requirements for retention basin; funds planned in long-term plan next 3-5 years or when needed.

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### Maintenance Committee Non-Routine Issues Addressed 2017



- First larger scale street repair – replacing approx 16 slabs. Many thanks to Horton & Barker for working on bid package.
- Multi-year agreement with RL Oehm Concrete Contracting. (Lowest bidder out of five bids.)
- Plan is to spend approx \$12,000 to \$20,000 per year for next three years, if funds are available.

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### Maintenance Committee Non-Routine Issues Addressed 2017 (cont'd)



- Street Sealing complete
- Painting of park benches and all black posts complete
- Safety/Security improvements on Winter Pond
  - Approval by Jefferson County – fence replaces gate but hammer-head turn around required.
  - 7' chain link fence on common ground installed to reduce unauthorized access to common ground behind Winter Pond



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### Maintenance Committee



- Future Projects**
- Retention Basin dam repair (dependant on finding contractor)
  - Painting or replacing Gazebos being discussed
  - 2018: Concrete street repair
    - Curve area near water plant on WLDrive
    - Likely complete one side of road
- NEED VOLUNTEERS (bidding, doing, helping)**

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### Communications Committee



**Cecilia Sprecher, Chair, Dist 3**

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### Communications Committee



**Critical Issue by Homeowners:**  
 "need more communications re Winter Lake Estates issues/ projects" (10/24 Survey)

- Communication Tools**
- Facebook
  - Website
  - Email Blasts
  - Meeting Announcements
  - Meeting Minutes

MEMBER		DISTRICT
Cecilia Sprecher	Chair	3
Jeanne Fernandez		1
Lindsey Slama		2
Dan Bailey		5

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### Communications Committee



- Chair: Cecilia Sprecher, WLD**
- Manages communication w/in WLE via FB and email
  - Projects Finalized
    - New website was released in March 2017
  - Projects underway
    - No current projects
  - Future:
    - Schedule next meeting

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**Contact Info**

Website: [www.winterlake.org](http://www.winterlake.org)

Facebook group:

[www.facebook.com/groups/winterlakeestates](http://www.facebook.com/groups/winterlakeestates)

Email - HOA: [trustee@winterlake.org](mailto:trustee@winterlake.org)

- ARC & Safety for project approvals

[ARCandSafety@WinterLake.org](mailto:ARCandSafety@WinterLake.org)



**Architectural Control & Safety (ARC)**



**Architectural Control & Safety Committee (ARC)**

**Critical Issue by Homeowners (10/14 Survey)**

- Architectural Control
- Street parking enforcement
- Traffic/speeding issues
- Homeowner upkeep enforcement (weeds, mowing, etc)
- Lake usage/tenants enforcement
- Dog rules enforcement (leash law)
- Trash cans left out enforcement
- Illegal parking (on grass, RVs or boats in driveway)
- Crime/safety issues with trailer park/apartments
- Adding second entrance (at Winter Point and)
- Approval on home/driveway additions
- Slides/fences/pools approval
- Liaison with Police and other Jeffco govt agencies

MEMBER	DIS-TRICT
Bryan Helfer	5
Chair	
Charis Trost	1
Angie Hanschmidt	5
Steve Slama	2
Deanne Jockish	5
Sarah Ismael	
Linsey Studing	3



**Architectural Control Committee (ARC)**

**Achievements:**

- Information on tree planting along streets
- Garbage can communications
- Addressed street parking and speeding through county liaisons,
- Approval for changes to exterior of homes:
  - 3 fences,
  - 2 room additions,
  - purchased and erected speeding and parking signage,
  - sought relocation of parked trailers, (not permitted in driveways nor on street
  - Resolutions to set standards for vacant lots
    - worked to clean up vacant lots
    - remove abandoned trailer,
    - removal of rubble & (regrade empty lot)
- NEXT MEETING: ???

### 2017 ARC Guidelines and Check-List



"The purpose of this summary is to give the reader an idea of what the document is intended in the Winter Lake Estates HOA indentures. This document should be used for guidance only and not intended to replace or alter the WE Indentures."

1. Homeowner in Good Standing
2. Homeowner submits Plans to Architectural Committee for review and recommendation
  - Project Description
  - Drawings/Schematics
  - Material samples or images to be used
  - Full contact information of the contractor
3. Response w/in 30 days after submission of all info. Homeowner provides payment of Deposit to Trustees
4. Formal Approval Provided by Architectural Committee and Trustees
5. Review and Approval at Project Completion
6. Return of Homeowner deposit

### 2017 ARC Guidelines and Check-List



#### Winter Lake Estates Building Approval Check-List

1. Homeowner in Good Standing? Yes / No
2. Project Description - (e.g. new fence; deck replacement; new roof)
3. Drawings/Schematics - (Please attach to this form)
4. Materials to be used - (e.g. manufacturer, style, specifications, color, etc.)
5. Full Contact Information of Contractor - (get JeffCo permits) Name, Address, Phone, Email
6. Deposit provided? Yes / No
7. ARC MEMBER Comments:

### 2016-17 Architectural Projects List



#### 2016 AND 2017 WLE ARC PROJECTS

Home Owner	Project	Update
	New Fence	Need Check-List completed; No Deposit received yet; requested update
WLE	New Fence	Completed in May 2016
WLE	New Fence	Completed in Aug 2016
WLE	New Fence	Completed in Aug 2016
WLE	New Fence	Completed in Aug 2016
WLE	New Fence	Completed in Oct 2016
WLE	New Fence	Completed Dec 2016
WLE	Property Grade and drive	Sand Guide and Checklist
WLE	Deck/All season Room	Completed March 2017
WLE	Solar Panels	Completed September 2017
WLE	Deck/All season Room	Approved, under construction
WLE	Enlarge patio	Completed Nov 2017

### Finance Committee

Dave Morhaus, Chair, Dist 2





**Response to homeowner questions (cont'd)**



**Q: Homeowner concrete repairs by concrete contractor**

A: Last spoke with Oehm contractor. They were trying to finish up their major projects – expected in next week. Oehm is to contact residents who requested information at that time.

**Q: Speeding**

A: We can send out a notice to residents to watch their speed; beyond that residents should call and report speeding. Sheriff Marshak said in last year's annual meeting that if they know who the speeders are, a deputy can stop by and discuss speeding with those individuals. Residents should report excessive speeding to the sheriff's department.

**Q: Parking on street**

A: We would ask that residents make full use of their own parking i.e. in their garages and full use of their driveway. We recognize that it is more convenient for homeowners who have multiple vehicles to park on the street to avoid the inconvenience of moving cars.  
JeffCo Planning & Zoning standard is 28' minimum width for subdivision streets and NO parking on one side of street. This was not the standard when Winter Lake Estates was first approved by Jefferson County.