



Winter Lake Estates

Fenton, Missouri

2021 Annual Meeting

November 9, 2021

AGENDA

- **2022 Budget**
- **Long Term Maintenance Plan**
- **Architectural & Safety Committee : Special Safety Project**
- **Waste Management Contract Renewal**
- **Q & A**

Winter Lake Estates - Budget Summary				
Income	2020 Actual	2021 Budget	2021 YTD OCT	2022 Budget
Annual Dues	\$76,534	\$60,830	\$47,020	\$58,520
	\$450	\$395		\$380
Special Assessments		\$0	\$0	\$0
Legal & Costs Recovered		\$0	\$0	\$0
Recording & Releasing	\$110	\$0	\$0	\$0
Delinquent Dues	\$0	\$0	\$0	\$0
Interest	\$159	\$0	\$126	\$0
Total Income	\$76,803	\$60,830	\$47,146	\$58,250
Expenses				
Landscaping	\$19,461	\$12,734	\$10,881	\$13,500
Professional Fees	\$562	\$1,273	\$293	\$585
Insurance	\$1,537	\$1,548	\$1,202	\$1,599
Office Supplies	\$337	\$352	\$37	\$351
Postage	\$259	\$98	\$90	\$269
Snow Removal	\$1,602	\$0	\$0	\$0
Utility	\$6,832	\$8,902	\$6,029	\$7,575
Maintenance	\$30,603	\$11,050	\$1,293	\$21,050
C & V Mgmt Fee 4%	\$3,068	\$2,433	\$1,886	\$2,341
Contingency Fund	\$0	\$3,042	Will exceed plan	Combine into Reserve Fund
Emergency Fund	\$0	\$3,042		
Total Expense	\$64,261	\$44,474	\$21,711	\$47,270
			+ Reserve	
2022 Reserve Fund				\$11,250
Estimated Cash Reserve at end of 2022				\$108,371
Estimated reserve held at C&V at end of 2021				\$68,900
Reserve held at Regions at end of 2021				\$28,221

**2022 HOA
Dues \$380**



\$5100 still to be billed for
landscape/maintenance in
November

Winter Lake Estates - Maintenance Plan							
	2021	2022	2023	2024	2025	2026	2027
TOTAL	\$11,050	\$21,050	\$11,050	\$11,050	\$11,050	\$11,050	\$11,050
Retention pond pumps	\$550	\$550	\$550	\$550	\$550	\$550	\$550
Subdivision Clean Up							
Cul-de-sac shrubs/mulch	\$2,000	\$5,000		\$2,000			\$2,000
Blvd shrubs/mulch		\$2,000			\$2,000		
WLDrive shrubs		\$5,000	\$2,000			\$2,000	
Gazebo maintenance	\$500	\$500	\$500	\$500	\$500	\$500	\$500
Retaining Walls : Total	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000
Winter Lake Drive rock wall at curve	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000
Shangri-La Boundary Fence	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000
Retention Pond Repair	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000

Additional projects to be assessed by the expanded Maintenance Committee:

- Fish restock
- Bench replacement
- Repair/replacement of rock wall at the Winter Lake Drive curve

Maintenance Committee – thank you for volunteering!

Jerry Hoffman
Justin Adams
Mike Baldwin

Ray Jauer
Michael Thornton

Architectural & Safety Committee : Special Safety Project

We have recently formed a special Safety Project Committee. This committee will operate within our current Architectural & Safety Committee, chaired by Richard Arthur, but will be focused on the safety concerns within our community.

The purpose of this committee is to:

- Gather homeowner interest and impact which represents all residents of our subdivision**
- Identify options and costs**
- Research building ordinances, codes, restrictions and permitting requirements**
- Provide recommendations to the Trustees for final determinations on solutions**

Topics currently under discussion : parking and security cameras

Survey to all residents coming out soon

Safety Project Volunteers – Thank You!

**Doria Baldwin
Matthew Baldwin
Theresa Fiscella
Megan Orban
Elizabeth Reily**



Waste Management Contract Renewal

We have signed a new 3 year contract with Waste Management, as has Winter Bluff

On behalf of our combined subdivisions, Winter Bluff Estates contacted 3 other trash companies as due diligence.

1 stated they could not come close to Waste Management's rates

1 advised they were not taking on new customers

1 never returned the call

New rates as of October 2021 are an increase of 13% - we have not had a rate increase for 3 years.

			Monthly Rate per Unit
Trash Service	96 gallon	1x week	\$ 12.45
Recycling	64 gallon	1x week	\$ 6.50
Yard Waste	Bags	1x week	\$ 11.00
Administrative Fee			\$ 8.50



- Rates locked until October 1, 2022
- Annual increases begin October 2022; guaranteed not to exceed 8% per year
- Invoiced on a quarterly basis
- Residents can self-exempt from the per invoice administrative fee by enrolling in both paperless invoice and automatic payment
- Yard waste per home allowance is 10 bags weekly
- Allowed 1 free bulky item per week

Q & A

