

**2019 Winter Lake Estates
Annual Meeting –
A Community Moving Forward**



AGENDA



- | | |
|----------------------------------------------------|----------------|
| I. Introduction – Welcome (Robin Reichardt) | P 3-6 |
| II. Achievements (Robin Reichardt) | P 5-6 |
| III. Organization (Dom Bausano) | p 7-10 |
| V. Reports | |
| A. Architectural Control/ Safety (DB) | P 14-15 |
| B. Communications (CS) | P 16-19 |
| C. Finance (DM) | P 20-24 |
| D. Maintenance (JH) | P 25-27 |
| Project – Leak (VB) | P 28-36 |
| VI. 2020 Projects | P 37 |
| VII. Response to homeowner questions (SI) | P 38 |
| VIII. Close of Meeting | |

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/Safety
 - Maintenance
- Pro-actively manage:
 - indenture defined issues
 - community support issues



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Achievements 2019



- Winter Lake Estates Retention Basin Dam Repair – COMPLETE!
 - Volkan Becker, Project Chair, Project Engineer
- Jefferson County Road Maintenance Program – ACCEPTED!
- Attention On Subdivision Appearance
 - Jerry Hoffman, Maintenance Committee Chair
 - Tree removal on common ground
 - Not just lawn cutting but now over seeding, fertilization, etc
 - Spring and fall cleanup; dumpsters for yard waste
- Finalizing Plan For Gazebos
 - Roy Robins, Project Chair, Gazebo Rehab
 - Allow residents who live near each gazebo to choose options to repair, repaint or replace.

Achievements 2019 (cont'd)



- Project – Shangri-La
 - Trudi Puccio, Project Chair
 - Property not yet sold to developer
 - Monitoring listing of sale of Shangri La

- Collection Of Past Due Assessments
 - Dave Morhaus, Finance Committee Chair
 - At the end of 2015, past due homeowners owed approx \$22,000
 - At this time, NO past due assessments. ALL 156 homes' assessments have been paid!
 - Management company uses: Liens, Legal notices, Court action, Collections based on court ordered settlement including garnishment





- 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 WLDr	1	Theresa Fiscella Jeanne Fernandez	1142 WLDr 1101 WLDr
Between 1054 & 1090 WLDr; Or Winter Pond Dr	2	Jack Schlittler	1053 WLDr
		Dave Morhaus	1086 WLDr
Between 954 & 1050 WLDr	3	Lynn McClenahan	954 WLDr
Between 922 & 950 WLDr Or Winter Lake CIRCLE Or Winter Brook DR Or Winter River CT	4	Niki Caito Dawn Crump	909 Winter Brook DR 946 WLDr
All of Winter Lake BLVD	5	Carolyn Halladay	163 WLBlvd
		Susan Wall	105 WLBlvd

Objectives:

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

COMMITTEES



- Architectural Control & Safety - vacant
 - 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
- Maintenance – Jerry Hoffman (Dist 4)
 - On-going – lawn, snow removal, (45% of 2015 budget)
 - asset repair/replacement (painting benches and signposts)
- Special Projects –
 - Project – Shangri-La (Trudie Puccio, Chair; Jeanne Fernandez, Chair ARC; Kevin Wilke, Lindsey Slama, Darrell Missey)
 - Project – Leak (Volkan Becker, Engineering/Construction; Rosanna Grabow, Contract Review)

Volunteers needed:



COMMITTEE	CHAIR(S)	EMAIL ADDRESS
Maintenance	Jerry Hoffman	jhoffman622@gmail.com
ARC & Safety	VACANT	Arcandsafety@winterlake.org
Communications	Cecilia Sprecher	ceciliansprecher@gmail.com
Finance	Dave Morhaus	dhmorhaus@aol.com



Architectural Control Committee (ARC)



[HOMEOWNER INFO](#)

[CONTACT US](#)

[LOOKING FOR A NEW HOME?](#)

[HOME](#)

Click the links below to take you to everything you need to find out what's happening in the neighborhood, what you have to do to get things done and who to contact.



[Indentures & Resolutions](#)

Rules, regulations and resolutions of Winter Lake Estates.



[Neighborhood Meetings](#)

Minutes of annual neighborhood meetings.



[District Representatives](#)

District Reps are a direct link to the Trustees to help answer questions or resolve an issue.



[Home Improvement Approval Form from HOA](#)

Homeowners must have approval for all exterior changes to their home or property.

E-mail:

ARCandSafety@WinterLake.org



[Utilities / Local Services](#)

Links to all utilities and homeowner services.

2017 ARC Guidelines and Check-List



Winter Lake Estates Building Approval Check-List

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



Communications Committee

Cecilia Sprecher, Chair, Dist 3



Communications Committee



- 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



Communications Committee



Chair: Cecilia Sprecher, WLD

- Manages communication w/in WLE via FBL, Website and email
- Projects
 - Homeowner Survey (2Q2020)
- Future:
 - Schedule next meeting



Contact Info

Website: www.winterlake.org

Facebook group:

www.facebook.com/groups/winterlakeestates

Email - HOA: trustee@winterlake.org

- ARC & Safety for project approvals

ARCSafety@WinterLake.org

Finance Committee



David Morhaus, Chairman, Dist 2

Ross Chickering, Dist 1

Jared Greene, Dist 1

**Anyone interested in joining the committee, please
contact David Morhaus**



Financial Overview 2019



➤ Goals:

- ✓ Make all fiscal matters transparent
 - ✓ An additional resource to assist trustees
 - ✓ Fund committee activities -- primarily maintenance (streets, snow removal, common ground care, etc..)
 - ✓ Review funding for repair/replacement projects
 - ✓ Build reserve fund to cover unexpected repairs
- Management company uses liens, legal notices and court actions in the collection of past due HOA assessments. Homeowners pay all expenses including attorney's fees and court costs. All lots are current on their assessments as of November 2019.



Financial Overview -2019



➤ Reserve Fund Growth:

Reserve fund in 2014	\$14,128
Anticipated reserve fund 2019	\$27,000

- ✓ The expense to repair the retention pond was covered by the reserve fund (No Special Assessment required)
- ✓ Going forward -- Rebuild reserve fund for future issues within the subdivision



2019 Budget Summary

(through October 2019 Actuals plus Nov & Dec estimates)



Winter Lake Estates - 2019 Budget Summary			
	2019 Budget	YTD Act (10+2)	Variance
<u>Income</u>			
Annual Dues	\$68,850	\$69,608	\$758
Special Assessments	\$0	\$0	\$0
Legal & Costs Recovered	\$0	\$214	\$214
Recording & Releasing	\$0	\$330	\$330
Deliquent Dues	\$2,000	\$1,750	(\$250)
Interest	\$250	\$398	\$148
Total Income	\$71,100	\$72,300	\$1,200
<u>Expenses</u>			
Landscaping	\$12,240	\$13,961	\$1,721
Professional Fees	\$1,224	\$2,262	\$1,038
Insurance	\$1,432	\$1,471	\$39
Office Supplies	\$339	\$172	(\$167)
Postage	\$94	\$77	(\$17)
Snow Removal	\$13,138	\$9,736	(\$3,401)
Utility	\$8,028	\$5,972	(\$2,056)
Maintenance	\$20,484	\$5,005	(\$15,479)
WG Condo Streets	\$948	\$924	(\$24)
WBE Streets	\$5,919	\$5,767	(\$152)
Management Fee -City & Villlage	\$2,844	\$2,874	\$30
Contingency	\$0	\$0	\$0
Total Expense	\$66,690	\$48,221	(\$18,469)
Extraordinary expense for repair of retention pond dam and spillway	\$67,000	\$79,344	\$12,344
Net Profit (+) or Loss (-)	(\$62,590)	(\$55,265)	\$7,324

Finance Committee 2020 Budget



Winter Lake Estates - 2020 Budget Summary	
	2020 Budget
<u>Income</u>	
Annual Dues	\$70,200
Special Assessments	\$0
Legal & Costs Recovered	
Recording & Releasing	
Delinquent Dues	\$0
Interest	\$0
	\$0
Total Income	\$70,200
<u>Expenses</u>	
Landscaping	\$12,485
Professional Fees	\$1,248
Insurance	\$1,518
Office Supplies	\$345
Postage	\$96
Snow Removal	\$9,000
Utility	\$8,453
Maintenance	\$18,906
WG Condo Streets	\$970
WBE Streets	\$6,056
Management Fee -City & Village	\$2,808
Contingency	\$3,314
Emergency fund	\$5,000
Total Expense	\$70,200
Net Profit (+) or Loss (-)	(\$0)

Maintenance Committee

Jerry Hoffman, Chair, Dist 4

Volkan Becker, Proj Mgr – Dam Repair

Rosanna Grabow – Contract Admin

Kevin Womble – Survey/Engineering

Mike Whisler – Project Supervisor

Paulette & Ken Barker – Artists (ok, Bridge Painters)

Chet Baran – Bench Repair



Maintenance Committee

Routine maintenance

- Lawn and Snow Removal accounts for 45% of our annual budget; current contractor – Kiefer Lawn & Landscaping
- Snow removal budgeted at \$12,000 per year. (Avg spend approx \$8,000 per season)
- Snow removal by WLE for 2019-20 spring
- Will monitor County performance for other Subdivisions; Determine whether to use Jeff Co snow removal or continue to use private contractor.



Maintenance	
Street repairs	
Lake repairs/maintenance	
Common ground landscaping	
Tree trimming	
Vacant lot maintenance	
Entrances (gazebos, signs, etc.)	
Fences along common ground	
WLD rock wall erosion	
Sidewalks along common ground	
Boulevard median mulch/landscaping	
Snow removal	

Dumpsters for Spring cleanup day

Week of April 2-5, 2020

Easter 4-12-2020

- 4th 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/pine trees
- 2 Pear trees/dead trees / pine removed from common ground along WLD
- Maintenance of white security fence at rear of WLDr . Removed growth hanging on fence completed.
- 1 retention pond bench relocated and repaired and other WLD benches repaired, and repainted . Island re-mulched

Maintenance Committee



Future Projects

- ★ Painting or replacing Gazebos survey completed 5 keep 4 replace paint/replace in spring; Contract completed – MR Painting. Looking into replacement ideas: concrete benches, landscaping, other
- ★ Evaluate Fountain operation: methods and cost control 1 new fountain remove in winter & program timer for daily use to preserve motors reduce cost
- ★ Monitor Jefferson County ability to reliably remove snow/salt treatment Winter Bluff using Jeffco continue to monitor
- ★ Assess need to remove trees (WLE survey of dead/dying trees) 2 pear 1 pine 7 tress in common ground removed
- ★ Underbrush at along backside of dam. Large area removed and reseeded as part of dam repair. Undergrowth on boundary side scheduled for removal. Area will be added to annual lake trim maintenance schedule
- ★ Monitor rock walls in subdivision 2 contractors have evaluated wall Safe for a few more years Develop a repair/replace strategy

Retention Basin Project Summary



Project members:

- **Volkan Becker, Project Engineer, (Design & construction)**
- **Mike Whisler, Project supervisor (warehouse)**
- **Rosanna Grabow, Contract Administration**
- **Kevin Womble, Professional Surveyor**
- **Jerry Hoffman, Maintenance Chair**
- **Paulette & Ken Barker, Artist (OK, bridge painters)**
- **David Morhaus, Finance,**
- **Dom Bausano, Coordinator/Transport (golf cart)**



Retention Basin Project Summary



Issues with Dam

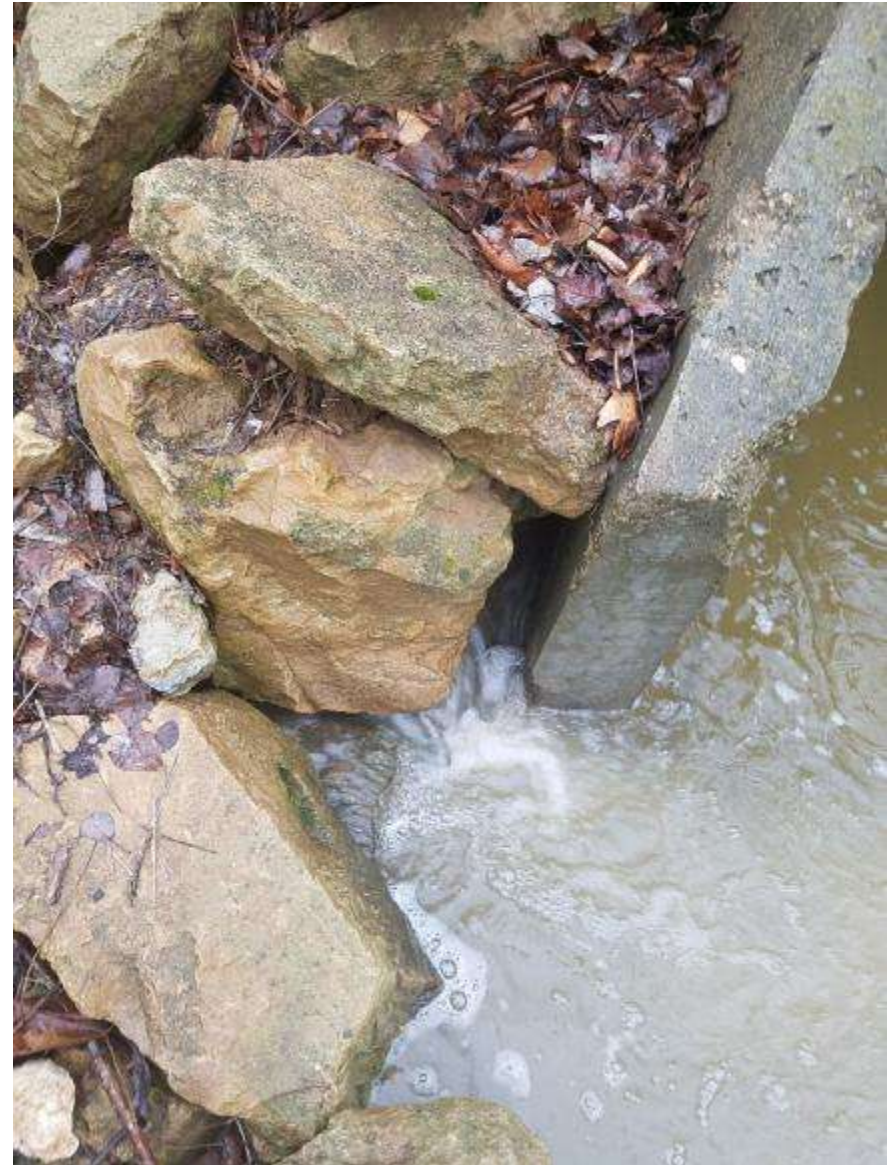
- *Earthen Structure* – severe leaks caused by moving discharge pipe, tunnels by groudhog,
- *Intake Structure* – intermittent leaking during winter, only
- Discharge Pipe had constant leak which contributed to dam erosion
- Lake 15” lower than planned level
- Dam leaks first appearing 5-6 years ago
- Stopgap repairs only temporary; save for permanent repair
- Winter Lake Water Retention Basin is mandated by Jefferson County, to prevent initial runoff. There was **NO VIABLE OPTION** to abandon this facility.



Retention Basin

Background (cont'd)

- Retained original design engineer for subdivision to develop solution. Discussed project with 2 other engineers. VonArx Engineering, Hillsboro, MO.
- Options considered:
 - Injection Grouting
 - Expose pipe, install a seepage collar,
 - Remove intake structure and pipe, deposit demo'd material on back side of dam. Rebuild dam with new material and add additional emergency spillway
- No detailed engineering provided – performed by Volkan Becker, Engineer, who lives on Winter Lake Drive.
- Engaged with more than 12 contractors for possible solutions and pricing.







ites



Chose Richard Gullet

(RG) Excavating:

- Experienced with lake/pond construction and repair
- WL E homeowner & engineer had experience with RG



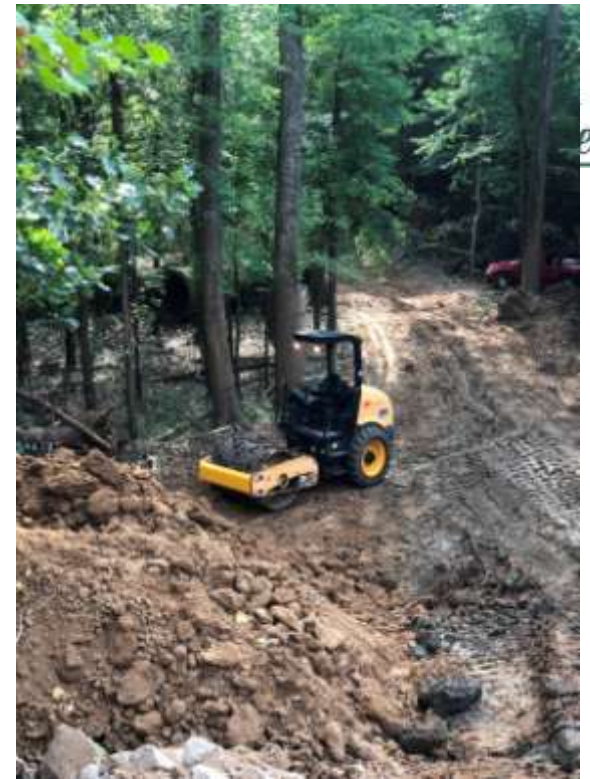
Solution

1. Drain the basin
2. Dismantle bridge
3. Demo spillway, intake structure, concrete discharge pipe. Break into pieces, use as rip rap
4. Install new 1° spillway in current location; use “plastic” clay (ASTM specified) to fill and compact. With 3rd party testing
5. Reinstall bridge
6. Install a depression in the sidewalk west of current dam location to serve as 2° emergency spillway
7. Current solution also provides for lower cost repairs if any are needed in future.

Issues:

1. Three, two inch rainstorms kept refilling lake (time delay); wet ground also delayed use of heavy equipment
2. Dead Fish – smell for 3-5 days
3. Unplanned expenses: caulking & added concrete brodge approach; turndowns and plasticizer








Winter Lake Estates



FINAL REBUILD



- WHAT WE LEARNED:
 - Repairs can be costly – be certain to have a reserve or emergency fund
 - It takes a lot of work and a lot of volunteer time
 - “All dams leak” per Kyle Drury, Member, MO Dam & Res safety council



2020 Projects



- Assess use of Jefferson County for snow/ice treatment
- Update gazebos – repaint or replace
- Monitor Shangri La development possibilities
- Lawn/ Landscape
 - Tree removal in December (12/2019); payment in 2020
 - Minor repair/upkeep
- **WLE Basin:** restock fish; reinstall existing east fountain/pump and install new fountain on west end
- **Freshen up** common ground mulch along WLDr and WLBlvd



Response to homeowner questions



VIII. Close of meeting, 'til next year....

Thank you for your input and support!

If you have any questions, please email us.



**2019 Winter Lake Estates
Annual Meeting –
A Community Moving Forward**

