



## Winter Lake Estates Annual Subdivision Meeting November 6, 2014 Meeting Minutes

### Trustee Election – Please Welcome Dom Bausano!

A quorum was declared with 65 homeowners represented at the meeting. Dom Bausano was elected as Trustee, replacing Gary Rogowski. Dom and his wife Karen live on Winter Lake Boulevard. We thank Gary for his hard work and dedication to our community for these past 3 years.

### Homeowner's Survey Results

Jeanne Fernandez presented the results of the Homeowner's Survey. The full presentation is provided in the attached Appendix. Highlights:



#### What do residents like most:

- Friendly neighbors
- Location
- Quiet/low traffic
- Lake

#### What do residents like least:

- Parking on street
- Street repairs
- Maintenance of common ground/landscaping/lake area
- Speeding

#### What residents want Trustees to focus on:

- Common ground/lake/landscaping maintenance
- Street repairs
- Enforcement of homeowner upkeep
- Enforcement of no street parking

#### Opinions on annual dues increase;

- 69% of residents support an increase of at least \$20
- 43% support a \$50 per year increase
- 31% do not support an increase



**Financials**

Budget as of 10/31/14 was presented and is included in the attached Appendix. Key points:

- Although current balance is \$33,000, we still need to go through possible winter weather. Snow removal costs from early 2014 exceeded our Annual budget.
- Maintenance – community is getting older, so replacing signs and fountain pumps in lake.
- No major expenditures in 2014 as we anticipate funding will be for lake erosion and spillway repair.

**Plans Going Forward**

Our community is no longer just 50 homes back then, we basically just made sure to pay subdivision bills for services like landscaping and utilities. Now we are 151 homes and we need to start running this like a business, have a strategic plan, and ensure we protect the investment we have all made in this community. To support that, moving forward we will establish Committees to focus on key areas, such as finance, landscape, architecture, and communication. 38 residents have volunteered to help, and we will be formalizing committees over the next few weeks.

Volunteers include the new District Representatives who are already participating. We have divided the subdivision into 5 districts of approximately 30 homes each. The District Reps are:

| DISTRICT               | MEMBERS' ADDRESSES   | DISTRICT REPRESENTATIVE                                  |
|------------------------|--|--|
| District 1 WLD West    | 1094 - 1155 Winter Lake Drive  | Jeanne Fernandez, Bryan Sauter                           |
| District 2 Lake & Pond | 1053 - 1090 Winter Lake Drive<br>2 - 39 Winter Pond  | Dave Morhaus, Keith Karau, Jack Schlittler, Jeff Pillman |
| District 3 WLD East    | 954 - 1050 Winter Lake Drive   | Lynn McClenahan, Rich Wilson                             |
| District 4 WL Hills    | 922 - 950 Winter Lake Drive<br>1-8 Winter Brook Circle<br>205-213 Winter Brook Drive<br>400-425 Winter Lake Circle | Sarah Guest, Jerry Hoffman                               |
| District 5 WL Blvd     | 101 – 167 Winter Lake Boulevard  | Sarah Ishmael, Susan Wall                                |

Initially, the Reps will help us with communication and feedback from all residents. A big thank you to our District Reps as they were instrumental in gathering contact information so we can develop a more robust email communication process. The Reps also facilitated completion of the Homeowner survey.



### **Forest ReLeaf**

Gary discovered Forest ReLeaf, a nonprofit organization dedicated to caring for and rebuilding our “urban” forests. They provide trees (free!) for public use. Gary applied, and as a result, 30 trees were recently planted in the large common ground area between the Boulevard and Winter Lake Drive.

### **Lake Erosion**

Many of you have already noticed the erosion at the lake. There are 2 places of obvious challenge, both along the far side of the lake: an area where the water is now inches from the sidewalk, and an area near the spillway end where the bank has dropped off sharply. We recently discovered dangerous erosion has occurred under the spillway. The 200 ft slab which creates the spillway is eroded all the way back to the bridge, meaning the slab is sitting on ..... AIR. The void has been calculated to be about 20 cubic yards. We have begun the process of soliciting bids. Initial estimates are \$10,000 to \$12,000 repair the spillway; \$28,000 to repair the far side of the lake.

### **Annual Dues**

2015 dues will increase from \$400 to \$450. Payment is due February 1, 2015 as per our Indentures. We will be sending out a bill to each household in December. This increase will help us build reserve funds to pay for the necessary lake repairs and inevitable future street repairs. Survey responses show that most homeowners support an increase. Please remember this is the first increase in our annual dues in four years.

### **Parking**

This is the number one pain point. While our Indentures do not prohibit parking on the street (except for commercial vehicles, RV's, boats, etc.) the safety concern is growing. The Trustees will start looking at creative ways to solve for this.

### **Street Repairs**

Street repair is one of the top items residents like least, as reflected in the Survey. This concern is primarily focused on the condition of Winter Bluff Drive, which is a separate subdivision. But this does further support our strategic plan to ensure we have the funding for inevitable street repairs.



## **Snow Removal**

We mostly received complements from residents during the past season, but still some expressed concerns because certain areas were not cleared as quickly as expected. We do know during the heavy snow the objective was to make sure hills were taken care of, which did mean some streets were not addressed until that was completed.

## **Noise Ordinance**

A question was raised regarding establishing noise restrictions. Residents at the meeting claimed that there is NO Noise regulation in Jefferson County but we have since found out that is not the case. At the bottom of this document is a copy of the regulation covering "Peace Disturbance, Loud Noise". Please refer to Paragraph B related to the standards of this kind of Peace Disturbance.

Residents should be respectful of their neighbors and not create noises that will cause a disturbance. The first resolution should be to have a discussion with the offending neighbor. However, it is important to know that Jefferson County has Peace Disturbance statutes and there is a process in place using the Sheriff's office to enforce Jefferson County codes.

## **Condition of Vacant Lots**

The debris and abandoned trailers on the remaining unsold lots continue to be a concern. Helge Puchalla volunteered to initiate the legal notices to the lot owners, which will specify the required time frame for clean-up and actions to be taken if not completed.

## **Delinquent Dues**

At the time of the meeting, 16 homeowners are delinquent on their 2014 dues, for a total of \$6,400. Total outstanding dues for all years are \$15,500. Delinquent dues are a burden on all of the residents who do pay their dues. There was a lot of discussion at the meeting on improving this situation. We will continue to offer payment plans to assist homeowners, but will begin enforcement of other actions in accordance with our Indentures, such as the filing of liens.



**APPENDIX**

**205.120**Peace Disturbance, Loud Noise.

[Ord. No. 11-0226 §1, 7-12-2011]

A. **It shall be unlawful to create a peace disturbance** in the unincorporated area of Jefferson County, Missouri, by:

1. **Playing any radio, music player, television, audio system, or musical instrument in a manner or at a volume that disturbs the peace of any other reasonable person**; except that nothing herein shall be construed to prohibit an otherwise lawful public concert or public performance; or
2. Speaking, shouting, or singing at a volume that disturbs the peace of any other reasonable person, except that nothing herein shall be construed to prohibit the summoning of assistance in an emergency.

B. For the purpose of prosecution under this Section, it shall be presumed that **any speech, song, or noise, or the playing of any radio, music player, television, audio system, or musical instrument is disturbing to the peace of another reasonable person if the volume is such that it is plainly audible to persons more than fifty (50) feet away from the source of the noise.**

C. No person shall be held liable under this Section **205.120** or Section **205.130** for reasonable conduct performed in the course of a legitimate agricultural or commercial operation. However, this Subsection shall not be construed to permit conduct prohibited by any other provision of the Jefferson County Code.

D. Violations of this Section shall be prosecuted in the Jefferson County Municipal Court by the Jefferson County Municipal Prosecutor and shall be subject to the General Penalty set forth in Section **100.030** of the Code of Ordinances of Jefferson County.

## 2014 Winter Lake Estates Financial Information


| <b>Income</b>        |                    |
|----------------------|--------------------|
| Carry-over from 2013 | \$20,657.61        |
| Annual Dues          | \$55,371.43        |
| Special Assessments  | \$0.00             |
| <b>Total Income</b>  | <b>\$76,029.04</b> |

| <b>Expenses</b>                | <b>Budget</b>      | <b>Actual</b>      | <b>Budget Balance</b> |
|--------------------------------|--------------------|--------------------|-----------------------|
| Landscaping                    | \$10,000.00        | \$8,575.00         | \$1,425.00            |
| Professional Fees              | \$1,500.00         | \$464.16           | \$1,035.84            |
| Insurance                      | \$1,335.00         | \$1,185.09         | \$149.91              |
| Office Supplies                | \$200.00           | \$90.85            | \$109.15              |
| Postage                        | \$250.00           | \$98.00            | \$152.00              |
| Snow Removal                   | \$12,500.00        | \$15,719.50        | -\$3,219.50           |
| Utility                        | \$7,200.00         | \$6,489.13         | \$710.87              |
| Maintenance                    | \$1,500.00         | \$3,417.50         | -\$1,917.50           |
| WG Condo Streets               | \$882.00           | \$882.00           | \$0.00                |
| WBE Streets                    | \$5,617.50         | \$5,617.50         | \$0.00                |
| <b>Total Expense</b>           | <b>\$40,984.50</b> | <b>\$42,538.73</b> |                       |
| <b>Current Account Balance</b> |                    | <b>\$33,490.31</b> |                       |

as of 10/31

|                                 |             |               |
|---------------------------------|-------------|---------------|
| Delinquent Dues 2014            | \$6,400.00  | 16 Homeowners |
| Delinquent Dues Total All Years | \$15,500.00 |               |

|            |     |
|------------|-----|
| Total Lots | 156 |
| # Vacant   | 5   |



# 2014 Survey of Homeowners

**Key Findings**

# Advisory Group



- Formed to assist Trustees with communication and provide manpower
- Divided WLE into 5 equal Districts:
  - #1 Winter Lake Drive – West
  - #2 Winter Lake Pond & WL Drive – Lake
  - #3 Winter Lake Drive – East
  - #4 Winter Lake – Hills
  - #5 Winter Lake Boulevard





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

# District Reps

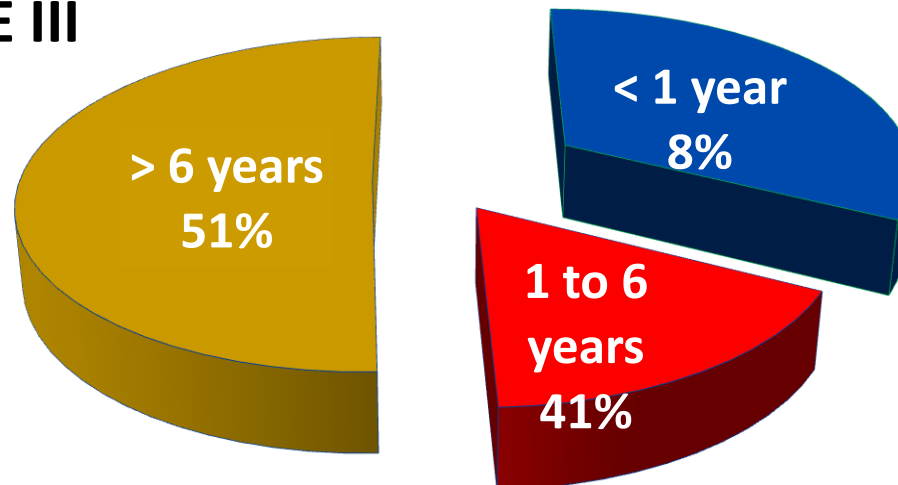


- #1: Jeanne Fernandez, Bryan Sauter
- #2: David Morhaus, Keith Karau,  
Jack Schlittler, Jeff Pillman
- #3: Lynn McClenahan; Rich Wilson
- #4: Sarah Guest, Jerry Hoffman
- #5: Sarah Ishmael, Susan Wall

# Survey Responses

- Survey distributed to 151 homes
- 83 households responded (55%)
- 28 new volunteers!

## Years Living in WLE III

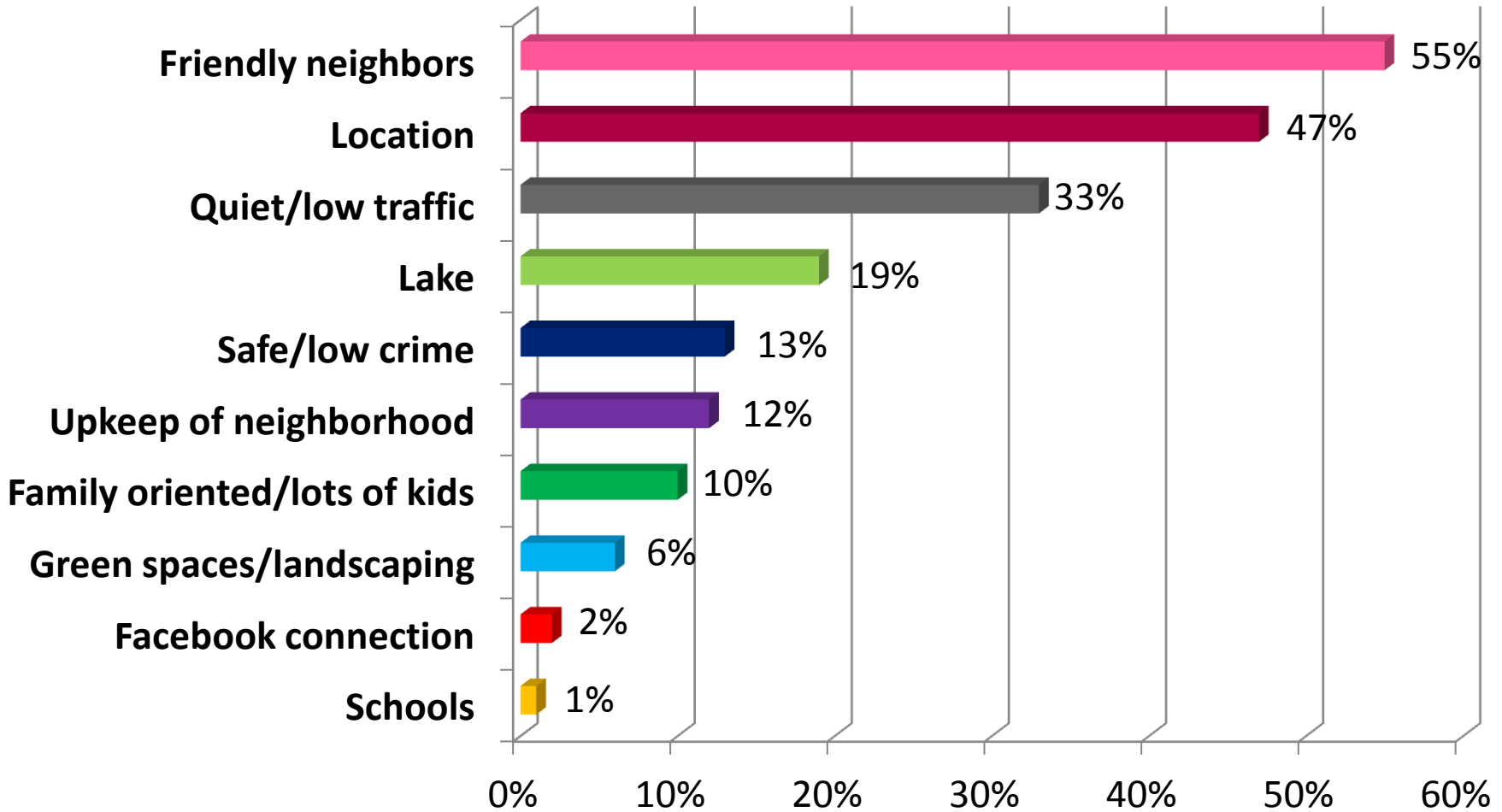


# General Satisfaction

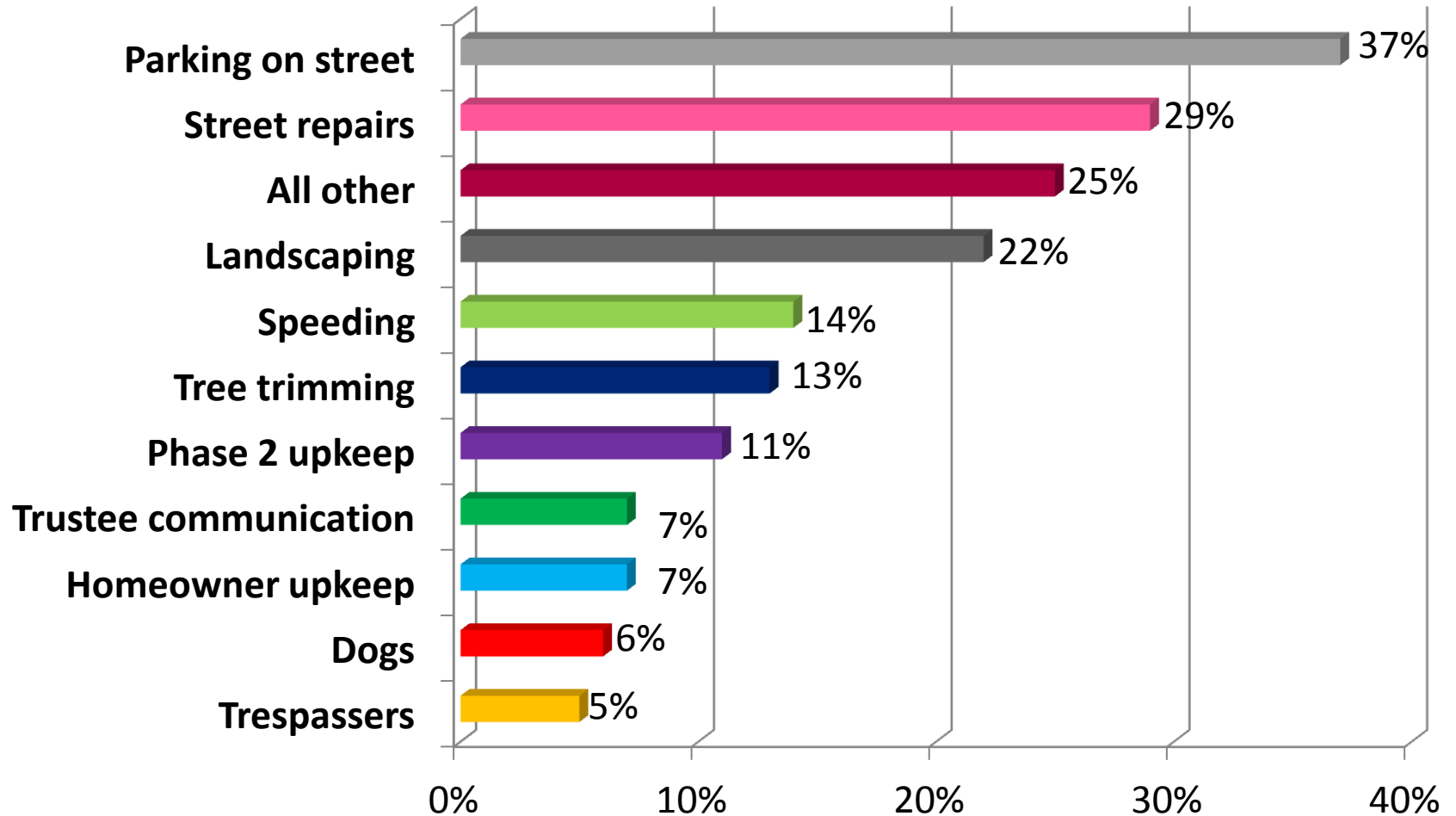


- 97% are generally happy living in WLE
- 91% feel WLE is safe w/low crime
- 69% know most of their neighbors
- 65% are familiar with Homeowners Asso.
- 46% attend annual HOA meeting

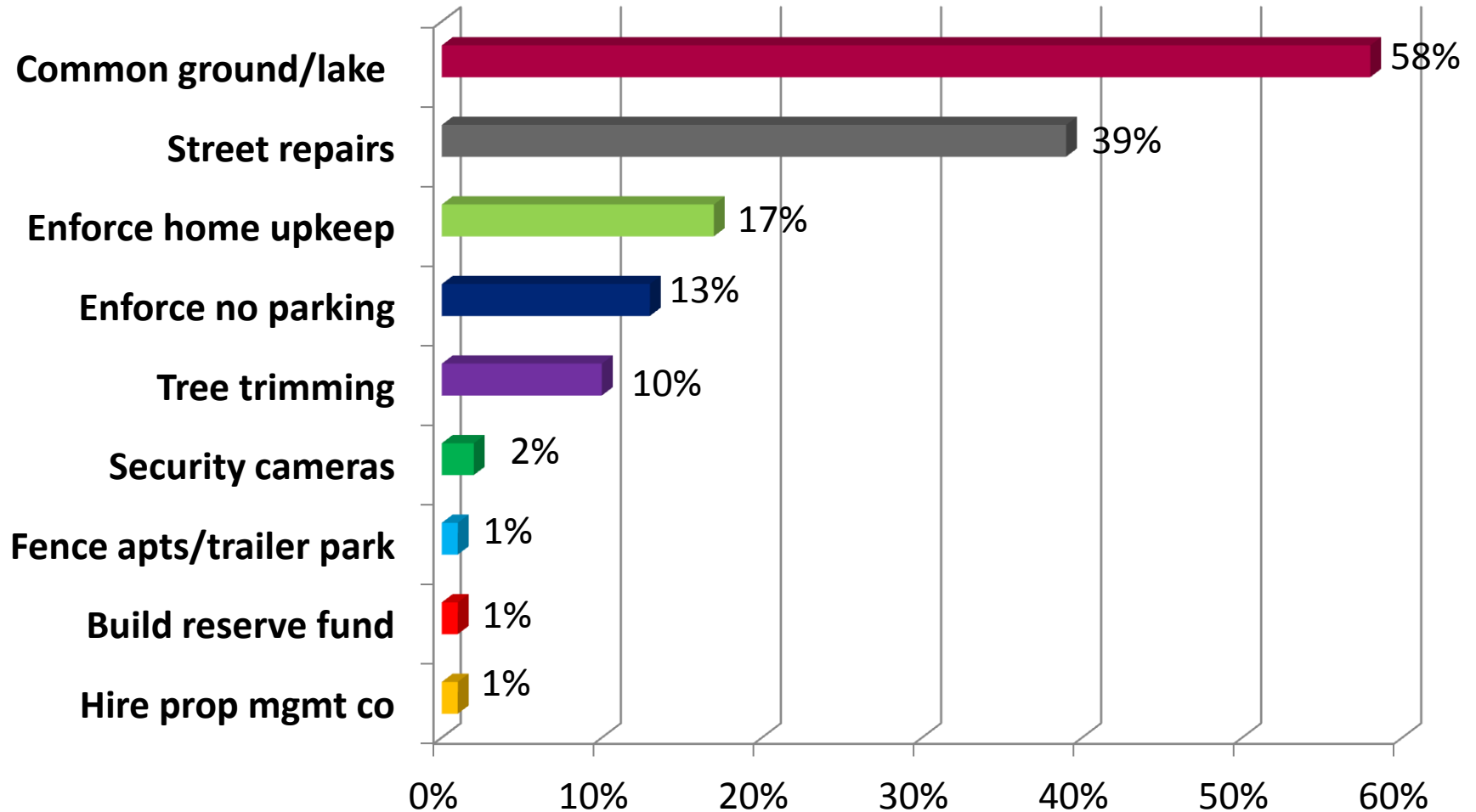
# What Residents Like MOST



# What Residents Like LEAST

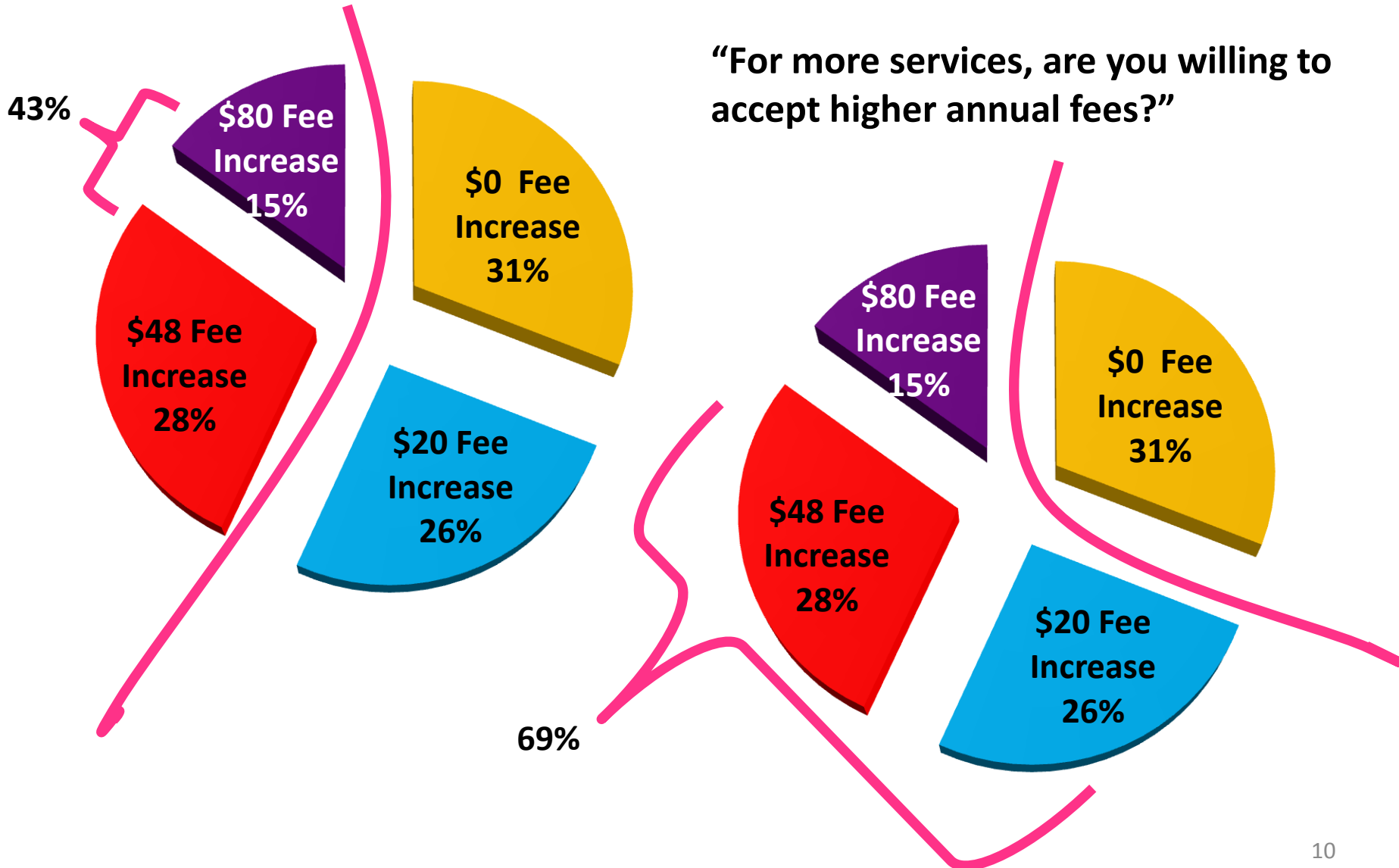


# Key Duties of Trustees?



# Opinion on Fee Increase

“For more services, are you willing to accept higher annual fees?”





# Next Steps

- Trustees to review survey findings with Advisory Group
- Trustees and Advisory Group to develop WLE committee structure
  - *Examples:* Finance, Landscaping, Social Events, Communication