



Winter Lake Estates 2023 Annual Meeting November 2, 2023

The 2023 Annual Meeting of Winter Lake Estates was held November 2, 2023, at Guffey Elementary School in Fenton, MO. The meeting was hosted by the 3 Trustees: Robin Reichardt, Sarah Ishmael, Tricia Horton. In attendance were 29 residents representing 24 homes.

These are the minutes of the meeting.

First, a **BIG THANK YOU** to our volunteers:

District Reps

- District 1 Jeanne Fernandez, Theresa Fiscella
- District 2 David Morhaus, Jack Schlitter
- District 3 Lynn McClenahan, and welcome Kurt Longfellow
- District 4 Nikki Caito, Dawn Crump
- District 5 Carolyn Halladay, Susan Wall

Architecture and Safety

Richard Arthur, Andrew Rackovan, Doria Baldwin, Elizabeth Reilly

Finance

David Morhaus

Maintenance

Ray Jauer, Justin Adams, Mike Baldwin, Michael Thornton

Website and Facebook Administration

Cecilia Sprecher

Social (New)

Doria Baldwin

PROJECTS DISCUSSED:

Winter Lake Drive Rock Wall

Engineering assessment done by Retaining Wall Solutions September 2023. We used an engineer, not a contractor, because we wanted a true assessment, not a sales pitch.

Overall, the wall is in good shape. Nothing looks unstable. There are stress fractures which likely came from original blasting which is to be expected. Mostly granite which is good compared to sandstone.

Estimate 10-15 years before anything major needs to be done. Could be 30 years.

The grade above the wall looks good – land is higher so water flows over, not down and through.

- Next step: Maintenance Committee to complete a more detailed check of any needed repair to the grade on top of the wall.

Here's the important message: we do not need to spend money on the rock wall for many years. So we can now release funds to other improvement projects for 2024.

Cul-de-Sac/Boulevard/Winter Lake Drive Refresh

Budgeting \$15,000 to refresh landscaping in the cul de sacs, the Boulevard, and Winter Lake Drive

Discussed beautiful work done by the homeowners at the Boulevard east-end cul de sac. Who presented the HOA with a plan to replace the landscaping themselves and then organized themselves to maintain the new landscaping. And because they did the work themselves were able to do more extensive plantings within the set budget.

We want cul de sac homeowners to have input into the design. But we do understand not everyone has that passion. And not everyone wants to take ownership of a watering/maintenance plan. So could all be done by a contractor and use drought resistant, self-sufficient plants. Or do what Boulevard homeowners did. Or could be a mix. Maybe have the tear out and removal done by a contractor since that's the labor-intensive part (someone like Roy Mraz).

Tricia Horton will be managing this project. More details to come.

Gazebos/Benches

Gazebos are in need of repair.

Considering replacing bench slats with composite.

In process of finding handyman for this work.

UPDATE: Tricia Horton contracted with a handyman and repair work on the gazebos has already been COMPLETED.

Shangri-La Boundary Fence

Overall the fence is in good shape. 2 areas needing repairs completed August 2023 for \$4500.

Have contracted for power washing and painting of entire fence line. \$6800. Targeting early spring 2024.

Vegetation clearing is needed and will be done this winter once vegetation is dead. Estimating \$3000.

Social Committee

Doria Baldwin has volunteered to chair and we have allocated a small budget.

Please message Doria through FB or email baldwindoria@yahoo.com if you would like to support her committee or even just have some ideas for activities.

Some of the ideas:

- Welcome gift and greeting for new neighbors
- Food trucks and block parties
- Holiday decorating contest
- Best Halloween costume
- Mom's group
- Softball team

BUDGET:

See next page for 2023 projected/2024 budget.

Discussion notes:

Thanks to David Morhaus for planning and managing our budget.

2024 annual dues will remain at \$375. We have been reducing the annual dues for the last several years. As identified through our revolving 5-year plan, \$375 is now the minimum needed to cover the known expenses of the subdivision and continue to build proper reserves. A fiscally responsible reserve for an HOA is 2 times the annual dues. So with \$120,000 in reserves we have met that goal.

For 2024 we are establishing specific line items in the budget to represent the identified projects instead of the category "General Maintenance".

In 2024 we have intentionally budgeted to spend more than our annual dues income to fund needed projects. We can do that by taking a small amount from reserves now that we know we have no big looming expenditures.

Question: Couldn't we make some money on the \$120,000?

Answer: Yes, we will now move that from City and Village to our Region's bank account. Probably a CD approach. Not done before because we wanted to have the liquidity should we need a major project.

	A	B	C	O	AD	AE	AF	AG
1	Winter Lake Estates - Budget Summary							
2				2023	2023	2023	2023	2024
3				Budget	9 Mo Act	Proj	Variance	Budget
4	<u>Income</u>							
5	Annual Dues	\$375	156	\$ 57,750	\$ 51,950	\$ 51,950	\$ (5,800)	\$ 57,750
6	Special Assessments							
7	Legal & Costs Recovered							
8	Recording & Releasing				\$ 36	\$ 36		
9	Delinquent Dues							
10	Interest				\$ 152	\$ 152		
11								
12	Total Income			\$ 57,750	\$ 52,138	\$ 52,138	\$ (5,612)	\$ 57,750
13								
14	<u>Expenses</u>							
15	Common Ground Maintenance			\$ 13,775	\$ 15,444	\$ 17,000	\$ 3,225	\$ 19,000
16	Common Ground Tree Removal				\$ 1,080	\$ 4,030	\$ 4,030	\$ 5,000
17	Fence Maintenance				\$ 5,275	\$ 5,275	\$ 5,275	\$ 10,000
18	Landscaping Refresh (cul de sacs, blvd, wld)							\$ 15,000
19	Professional Fees			\$ 3,000	\$ 3,956	\$ 5,000	\$ 2,000	\$ 5,000
20	Insurance			\$ 1,700		\$ 1,500	\$ (200)	\$ 1,500
21	Office Supplies			\$ 360	\$ 33	\$ 50	\$ (310)	\$ 50
22	Postage			\$ 275		\$ 100	\$ (175)	\$ 100
23	Social Committee				\$ 142	\$ 142	\$ 142	\$ 1,000
25	Ameren			\$ 7,800	\$ 5,683	\$ 7,708	\$ (92)	\$ 8,200
26	General Maintenance			\$ 21,050			\$ (21,050)	
29	C & V Mgmt Fee		4%	\$ 2,310	\$ 2,083	\$ 2,083	\$ (227)	\$ 2,310
30								
31	Total Expense			\$ 50,270	\$ 33,696	\$ 42,888	\$ (7,381)	\$ 67,160
35	Input to Reserve Funds			\$ 7,480		\$ 9,250		\$ (9,410)

\$6375 in 2023 dues received in Dec 2022

Topics for Discussion:

- Winter Bluff Estates will be doing major sidewalk repairs Spring 2024. They have extensive common ground sidewalks with problems due to the age of the subdivision and overgrown Bradford Pears. With a contractor coming to the neighborhood could be an opportunity for individual homeowners in need of sidewalk/driveway repair. Will work with Bluffs to keep us posted.

Comment: we took the initiative years ago to remove the invasive Bradford Pears from common ground and provide recommendations to homeowners to do the same. Keith Karau contacted Missouri Botanical Garden for recommendations on replacement trees. We will re-circulate that information this Spring.

- Lake Trimming – lake got a little wild this summer between the heat and the rain so we'll be more mindful of that next year. Also need to do some trimming of bushes and trees.

Question: will the landscape refresh include the lake? No – we don't see a need to spend money at the lake on more vegetation.

- Rental Property – our indentures are over 20 years old at a time when no one was thinking about rental property. We will be sending out a survey to understand if you want to restrict rental properties which we can then use to determine how to approach a change to our indentures. (which yes, requires 2/3 vote).
- Common Ground Dumping – we have found yard waste in the large common ground area between the Boulevard and Winter Lake Drive. And the remnants of 2 large trees were recently dumped at the east end of the lake. Although we've had a tree debris pile for many years at the east end of the lake which came in handy during flooding cleanup it is starting to look trashy.

Effective Immediately – no further dumping on Common Ground. This also applies to the vegetation which is being removed from common ground – funds will be used to haul away common ground debris.

- Lake - noted that some homeowners have slats missing on the fence behind their house bordering the lake. Chesterfield Fence is a resource for replacement parts and install is simple.
- Lake – comment regarding retaining wall made need to be cleaned. General consensus that spending money on power washing the retaining wall was not a good use of funds.

Reminders:

Our indentures are a key part of making sure our community is not only a great place to live but to help protect the value of our homes. Everyone needs to be familiar with and follow the rules and restrictions. On our website [HOMEOWNER INFO | wle-neighborhood \(winterlake.org\)](http://HOMEOWNER INFO | wle-neighborhood (winterlake.org)).

The security issues most subdivisions in St. Louis and Jefferson counties experienced past couple of years have dwindled, but **your best protection is to lock your cars and remove all valuables.**

Parking continues to be a common complaint. Just use common sense – don't park across the street from another parked car.

District Map:

