

Winding Trails Subdivision Homeowners' Association
Wildwood, Missouri
April 11, 2011
Meeting Agenda

1. Welcome – President Tom Finley
2. Metro West Fire Marshall
 - a. Captain
3. Financial Report
 - a. 2010 Budget
 - b. 2010 Actual
 - c. 2011 Proposed Budget
4. 2011 Assessment - \$100.00
5. Delinquency Assessment
 - a. Nine lot owners are delinquent (6 last year 2009). Total amount outstanding is \$1,700; with fees and interest total payoff is \$4,080. There are nine liens in place against these lots.
6. Legal: A total amount of \$1,000 was collected for the judgment awarded to the Subdivision in 2009. In 2011, the Defendant lot owner still owes a remaining amount of \$3,900. The lien against the property will be removed when this amount is completely paid.
7. Private Road: Almost \$3,300 was spent to remove snow and ice from the private road portion of Eagles Nest Court. Additionally a pothole was repaired in front of xxx on this private road. Maintenance is conducted as a result of a suit Saladin et al v Jennings & Winding Trails Trustees in 2003. (This is the only private road in the subdivision. While the twelve lots comprise only 3% of the total lots in Winding Trails, costs are 10% of the total expenditures.)
8. Cul de Sac Maintenance: This year large trees on some cul de sacs were pruned to fit the size of the circle. One dead tree removed.
9. Traffic Control: Two meetings with Captain Williams of the Wildwood Police to discuss traffic and speeds on Clayton Road.
10. Potholes: Four calls to St. Louis County Roads regarding potholes on Clayton. These were promptly repaired.
11. Website: Our new website www.windingtrailshoa.com is now in operation. It includes our indentures and a new architectural review form to be submitted for lot and home modifications.
12. Trustee Nomination and Vote
13. Notes
 - a. Trash and recycling containers should not be out before 5:00 p.m. the night prior to pick up.
 - b. Home maintenance complaints are on the rise, please take note.
 - c. Report all crimes to the Wildwood Police Department.
14. Open discussion of subdivision matters

Winding Trails Fast Facts:

- 385 Lots
- 24 Streets
- 20 Cul de Sacs
- 85 Street lights and Poles