

**MINUTES OF THE WINDING TRAILS SUBDIVISION HOMEOWNERS
ASSOCIATION MEMBERS MEETING NOVEMBER 21, 2019**

Winding Trails HOA President Thomas Finley opened the Annual Meeting at 7:10 P.M. at the Woodlands Presbyterian Church. Trustee Treasurer Catherine Scheiner was present. Trustee Secretary Rick Wagner was absent due to out-of-town business. The Trustees along with those members present numbered fifteen (15) lot owners. Two (2) owners who had recently purchased homes were issued provisional ballots to vote as their names had not made the update to the official roster from City Village Tax Office. Signed proxies totaled sixty-four (64) members. Therefore the necessary quorum of thirty-nine (39) was satisfied with eighty-one (81) lot owners and the meeting officially convened.

Proof of notice has been mailed to each lot owner and a notice of the meeting with a list of all lot owners filed with the Wildwood City Recorder.

The Trustees introduced themselves. Mr. Finley recognized Police Officer Olderworth of the St. Louis County Police Department, Wildwood Unit, serving as security for the meeting. Officer Olderworth's time to address questions from lot owners was moved to the last item of the meeting.

The first item on the President's agenda was the Annual 2019 Expenditure/2020 Budget highlights which had been circulated to each owner present. Given the notice requirements for the meeting and time to send out documents, it was emphasized that calendar year expenditures were only available through the end of September 2019 and did not yet constitute a year of data. A calendar year version will be prepared for the end of the 2019 year to be finalized in January 2020.

Receipts Fees collected by the end of September 2019 amounted to \$57,528. Additionally \$208 interest and \$165 in recording fee releases were collected for a total of \$57,901 for all receipts.

- (1) **Lighting** Electricity for eighty-five (85) street lights continued to be the single costliest item on the budget and will continue to be so. Finley pointed out that in 2005, street lighting made a 40% demand on Winding Trails (WT) revenues. Providing the same service in 2019 as in 2005 was expected to have increased to a 42.5 % demand on revenues. All lights are leased from Ameren and use sodium vapor lamps on timers.
- (2) **Delinquencies** To date 13 lot owners were delinquent for a total \$10,701. This amount covers base yearly assessment, interest, penalties, and lien filing fees for each lot. These thirteen owners have liens placed against their lots. These delinquencies may adversely impact upon the HOA's flexibility to address any extraordinary demands or expenses outside our normal expenditures. The largest single amount by one owner was \$3601 to include base, interest and other fees.
- (3) **Private Road** To date, \$3136 has been spent on the private road portion of Eagles Nest Court for snow and ice removal. This compared to \$1973.00 for the previous year and was due to the harsher winter. This is the only private road in the Subdivision. Its twelve lots comprise 3% of the total lots in WT and cost to clear and maintain the road is 8% of total expenditures. The Subdivision performs this work as a result of losing a lawsuit Saladin et al vs Jennings & Winding Trails Trustees (2003).

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- (4) **Cul de Sacs** The Trustees inspected all cul de sacs several times in 2019. Maintenance costs for the twenty circles was \$8812. However, an oversight by the service provider was not mailed until late 2018 and resulted in that bill not being received and paid until 2019. Dead plants out of warranty that were replaced during 2019 cost \$2561.
- (5) **Legal** General administrative legal services to date(Oct) were \$119. Legal services related to legal advice and litigation was \$8693(interim). The increase was due to a lawsuit by the HOA to enforce an indenture restriction prohibiting storing a derelict vehicle, trailer, and watercraft over repeated but ignored warnings to correct and comply with the Indenture. In September 2019, a Circuit Court upheld the Indenture and the HOA position awarding the HOA attorney fees, court costs, and a permanent injunction against the lot owner. As of the meeting tonight, court costs and fees of \$4886 had yet to have been paid, and a garnishment was being sought.
- (6) **City & Village** is a collection service that has provided administrative and financial services to the HOA since the year 2000. It collects and handles all mailings, billings, collections, and work related to liens. Support services from the City and Village Tax Service was \$4953 for 2019.
- (7) **Insurances** Commercial insurance policies are mandatory for the HOA. These include general liability, umbrella, fidelity bond, and directors/officers liability. Cost for 2019 coverages was \$3881. Invoicing for 2020 was not received at the time of this meeting, but is not expected to change significantly.
- (8) **Website** The website is www.windingtrails.com. It includes WT HOA Indentures and an architectural review form to be submitted for any lot/ home modifications. Our domain name is paid until January 2022. Some software maintenance may have to be undertaken in the future given the ten year age of the site and related software.
- ((9) **Woodlands Monument** For 2019, \$950 was budgeted, but only \$125 was spent for the cost of the power to light it.

2020 Calendar Year Budget The second major item on the agenda was the 2020 Annual Assessment. Given the amount of money frozen in delinquencies, unpredictable legal service demands, uncertain winter weather demands on the private road and the need for a reserve for contingencies, the Trustees recommend keeping the annual fee at \$153 per lot. Our 2018 year end balance was \$40,201 and the balance as of this night's meeting is \$51,379. A motion was made to keep the annual assessment at \$153 by Mrs. Karen Clark and seconded by Mrs. Karen Philbrick. The motion carried with all in favor.

A motion was made to approve the WT 2020 Calendar Budget by Mr. Michael Wider. A second was made by Mrs. Frances Underwood. All present then voted in favor and all proxies were voted in favor as well. The Budget was approved.

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Trustee Election The third major agenda item was to elect a single trustee for a three year period. Rick Wagner's term was expiring. President Finley called for nominations to serve a 3 year term as WT Trustee. Wagner was nominated by Mary Finley. Cathy Scheiner made a second to the motion. The motion carried with those present and all proxies in favor. A call for further nominations resulted in none. Nominations were closed and Wagner was elected for another three year term by acclamation.

Lot Owner Forum The meeting was opened to lot owners for comments and questions. Three topics were discussed:

(1) Legal expenses related to owners seeking permission to lease lots: actions/inaction by the lot owner beyond Trustee control thus causing the need for legal services: the Board is bound to enforce the Indenture on leasing and has to do so by legal means.

(2) Deer population: the HOA has no authority to control wildlife which is under State jurisdiction. Wildwood imposes hunting regulation in addition to the State's requirements.

(3) Street lighting: Current lights are sodium vapor. The poles and lights are rented. AMEREN is expanding LED lighting, but it is controversial for several reasons relative to some health concerns such as sleep disruption. Mr Wagner is continuing to investigate and develop the advantages, disadvantages, and costs to change types of lighting.

Officer Olderworth explained some of his duties and responsibilities. He responded to several questions about property crime in the Subdivision. He said the single most common opportunity for crime was the failure to close garage doors and to secure home and auto doors.

He also answered several questions about municipal ordinances related to deer hunting. Various opinions were made about the "pros and cons " and methods of thinning deer populations.

Adjournment There being no further business, the President called for a motion to adjourn. A motion was made to adjourn by Mr. Stephen Grelle seconded by Mr. Hal Yeager. All those present and all proxies voted to adjourn. The meeting ended at 8:38 P.M.

Respectfully submitted,

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Signed

Thomas Finley
President/ Trustee

Signed

Catherine Scheiner
Treasurer/ Trustee