

Tall Oaks at Winding Trails Homeowners Association

Wildwood, MO

Annual Homeowners Meeting
Monday, February 29, 2016 from 7:00 – 8:30 p.m.



In Person	Via Teleconference
St. Louis County Library – Daniel Boone 300 Clarkson Road, Ellisville MO 63011 Blue Room – Lower Level	Teleconference Dial In Number: (866) 430 - 4132 Entry Code: 314 819 2026, then hit # key (dial in 5 minutes early please)

Agenda

- 1) Homeowner Sign In and Welcome **5 Minutes**
- 2) Financial Report **20 Minutes**
 - a. 2015 Actual Expenses and trends
 - b. 2016 Assessment
 - c. 2016 Budget
 - d. Outstanding Assessments
- 3) Architectural Report **25 minutes**
 - a. Prior Violations
 - b. Existing Violations
 - c. Discussion of any Proposed Amendments to Indentures
- 4) Landscaping Report **20 minutes**
 - a. Electrical
 - b. Plumbing and Irrigation
 - c. Common Grounds
 - Landscaping changes at the front of the neighborhood planned 2016
 - Ongoing removal of overgrowth Honeysuckle bushes
 - Cutting out dead trees; replanting new trees planned 2016
 - d. Other Maintenance Issues
- 5) Any New Business **10 minutes**
 - a. Neighborhood Picnic
 - b. OPEN
- 6) New Trustee Elections **10 minutes**
 - a. Architectural Review – OPEN Role
 - b. Business & Finance – Tim Tomasic one more year
- 7) Adjourn **Total Meeting Allotment 90 minutes**

Tim Tomasic

Business & Finance
2217 Oak Crest Manor Lane
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Daniel Ayala

Landscaping
2211 Oak Crest Manor Lane
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Bret Staehling

Architectural Review
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Note: Due to work and busy schedules, coordinating an evening for the Annual Meeting becomes challenging for the board and the neighborhood. This year, we are again offering a **Teleconference** for your convenience. If you cannot join us in person, please join us virtually. The Financial Report that will be reviewed can be downloaded from the **FINANCIAL** tab at our website: <http://www.talloakssubdivision.com>