

Tall Oaks at Winding Trails Homeowners Association

Wildwood, MO

Annual Homeowners Meeting

Monday, January 29, 2018 from 7:00p.m. – 8:30 p.m.



The Daniel Boone Library

300 Clarkson Road, Ellisville, MO 63011

Meeting Room #1

Agenda

- | | |
|--|---|
| 1) Homeowner Sign In and Welcome | 5 Minutes |
| 2) Discussion of Wildwood Points of Interest | 10 Minutes |
| a. 2020 Vision for Wildwood | |
| b. Street improvements, Other | |
| 3) Financial Report | 20 Minutes |
| a. 2017 Actual Expenses and History | |
| b. 2018 Assessment | |
| c. 2018 Budget | |
| d. Outstanding Assessments | |
| 4) Architectural Report | 10 minutes |
| a. Prior Violations | |
| b. Existing Violations | |
| c. Architectural Review Form requirements | |
| 5) Landscaping Report | 15 minutes |
| a. Electrical, Plumbing and Irrigation, Other | |
| b. Sidewalks | |
| c. Common Grounds | |
| ▪ Cutting out dead trees; replanting new trees planned | |
| ▪ Landscaping changes at the front of the neighborhood planned | |
| ▪ Ongoing removal of overgrowth Honeysuckle bushes | |
| 6) Any New Business | 20 minutes |
| a. Indentures and Amendment revisit | |
| b. Renting | |
| 7) New Trustee Elections | 10 minutes |
| a. Business & Finance – OPEN Role | |
| 8) Adjourn | Total Meeting Allotment 90 minutes |

Tim Tomasic
Business & Finance
2217 Oak Crest Manor Lane
636-821-1844
ttomasic@trane.com

Harry LeMay
Landscaping
2139 Oak Crest Manor Lane
636-795-7700
Harrylemay@ymail.com

Mike Winnett
Architectural Review
16830 Westglen Farms Drive
314 753 9094
winnett.engineer@gmail.com

Special Note!
There is an open position on the Board of Trustees this year. Please contact Tim Tomasic with your interest!

Note: The Financial Report that will be reviewed can be downloaded from the **FINANCIAL** tab at our website: <http://www.talloakssubdivision.com>



Tall Oaks at Winding Trails is a very beautiful neighborhood. Thank you in advance to everyone for making this a great neighborhood in which to live! It has been some time since a newsletter was mailed, so we are including it with the Annual Meeting notice. With many property sales since the last newsletter, revisiting the Indentures is appropriate. If there are any violations, you may receive a postcard as a friendly reminder.

Garbage. No rubbish, trash or garbage receptacle shall be placed on the exterior of a Lot except on the day of regularly scheduled collection, unless such receptacle is completely recessed into the ground and equipped with a permanent cover, or unless an above-ground receptacle is approved by the Architectural Control Committee.

Fences. No fences or screening of any kind shall be erected or maintained on any Lot between the rear of the residence constructed on such Lot and the street upon which such Lot fronts. Fences may be maintained on other portions of the Lot only with the written consent of the Architectural Control Committee and the decision of such committee to approve or reject a fence shall be conclusive. Fences shall be a maximum of 4' 0" in height and constructed of wrought iron, brick, cedar, treated lumber, or a durable vinyl material. Non-stockade design styles are required and a minimum spacing of 1" between slats shall be maintained. Nothing herein contained shall prevent placement of fences by the Trustees on the Common Ground.

Television Antennae. No exterior television or radio antennae, towers or other such devices will be allowed. Satellite dishes are permitted, subject to the approval and written consent of the Architectural Control Committee and the following conditions: i. the maximum diameter of the satellite dish shall not exceed 18"; ii The satellite dish shall be for the personal use of the homeowners; iii. The satellite dish shall not be located in front of the residences; iv. Landscaping around the satellite dish may be required; and v. the installation shall comply with all local building codes and zoning requirements."

Swimming Pool. No above-ground swimming pool will be allowed on any Lot in the Property. In-ground swimming pools shall be permitted only with the approval of the Architectural Control Committee pursuant to Article VI hereof.

Deck & Miscellaneous Additions. Exterior decks, gazebos, trellises, stairs and other structures may be erected on Lots subject to the approval and written consent of Architectural Control Committee. Requests for approval shall be submitted in writing. Copies of the appropriate Building Permits, Final Inspection Reports and the Certificate of Use and Occupancy are required, where applicable.

Nuisances. No noxious or offensive activity shall be carried on upon any portion of the Property, nor shall anything be done thereon that may be or become a nuisance or annoyance to the neighborhood. No exterior lighting shall be directed outside the boundaries of a Lot or other parcel.

Trucks, Boats, Etc. No trucks or commercial vehicles, boats, motorcycles, campers, house trailers, boat trailers and trailers of any other description shall be permitted to be parked or stored on any Lot unless they are parked or stored in an enclosed garage or in such other enclosure (open or otherwise) approved by the Architectural Control Committee, except only during periods of approved construction on the Lot.

Signs. No signs, advertisements, billboards or advertising structures of any kind may be erected maintained or displayed on any Lot; provided, however, that nothing herein shall prohibit signs erected or displayed by First Party in connection with the development of the Property and the marketing and sale of residences therein.

Thank you in advance. Above are just a sample of the key rules. You may refresh yourself with the entire Tall Oaks at Winding Trails Indentures, which can be found online at: www.talloakssubdivision.com

Should you have any questions, please feel free to contact a Trustee of the Tall Oaks at Winding Trails board by using the **CONTACT US** link on the neighborhood website referenced above.

Meeting Minutes:

- Sign-In Sheet for attendance

Tall Oaks at Winding Trails Annual Homeowners Association Meeting Sign-In Sheet			
Name	Address	Phone	Email
Tim Tomasic	2217 OCML	314-707-6280	
Harry LeMay	2139 OCML	636-795-7700	
Mark & Myra Rabanort	2121 Oak CML	314-753-1705	marabornort@aol.com
Mike Grimsley	16843 Sunset Circle Dr	314-402-5790	mikegrimsley.stl@gmail.com
Ross Wells	16818 Westwood Farms	636-458-4620	WellsR@charter.net
Joe & Elaine Gravis	16832 Sunset Circle Dr	314-779-8007	
Linde Jacobs	2208 Edge Wood	904-583-4154	
Walt Guder	16814 Westwood Farms	636-458-2484	wgollnfer@charter.net
Chris & Mark Steller	2108 Oak Crest Manor Ln	314-249-6238	csteller@charter.net
Kathy F Road Willis	2102 Oak Crest Manor Ln	636-399-2123	kafwillis@charter.net
Bob Strachling	2132 Oak Crest Manor Ln	314-845-8005	bobstrachling@gmail.com
Holly Tegethoff	2120 Oak Crest Manor Ln	636-346-0001	hulah70@hotmail.com
Mike Winnett	16830 WCF	314-753-9094	WINNETT@CHARTER.NET
Bill & Sandy Norrison	2206 Glenview Summit Ct	314-378-4606	sandyabouseed1@gmail.com
Debra Galka Malin	16548 Birch Forest	636-236-4083	dgalka1447@sbjglobal.net

- Finance
 - See PPT preso attached below for highlights
 - 22 street lights being converted to LEDs at cost of \$100 per pole; ROI payback < 12 months projected. Keep Budget As-Is for now since unclear of the exact timing, and if we will see the full ROI of electrical savings in 2018; The new bulbs will produce a whiter light and be brighter than current yellow colored lights. No objections noted.
- Indentures
 - Several topics surrounding the current Indentures (IND), and desires to make more restrictive. Items of interest included:
 - Can we make IND more restrictive than Wildwood Ordinances
 - Can we make IND more restrictive on satellite dish placement than FCC regulations
 - Can we make IND more restrictive on fencing materials to only allow iron or aluminum, and eliminate the other lesser qualities of materials; grandfather in old fences which must be upgraded if replaced.
 - Can we make IND restrictive to disallow convicted felons
 - Can we make IND restrictive to limit Renters as a % of total homes; or even disallow
 - Can we make IND restrictive and require leases be submitted to Trustees for review, require HOA IND be directly inserted in the language, require background checks prior to approval
 - Can we make IND restrictive, or allow for solar panels, and other more progressive trends in construction
 - Can we make IND restrictive or inline w Wildwood Ordinances on dogs; max allowable
 - Other topics to be discovered during reviews of IND

- Near unanimous vote to pursue review and recommendations to bring the Indentures to more modern standards, legal reviews, including adding \$3,000 into the 2018 Budget for legal expenditures. Was also voted and approved to put a biannual legal review as a line item in future Budgets
- Several volunteers to pursue legal review, update recommendations, legwork to obtain votes from 61 of 91 households, etc.
 - Volunteers:
 - Mike Grimsley, 16843 SCD
 - Holly Tegethoff, 2120 OCML
 - Myra Rabenort, 2121 OCML
 - Mark Rabenort, 2121 OCML
 - Linda Jacobs, 2208 EWML
 - Kathy Willis, 2102 OCML
 - Chris Stellern, 2108 OCML
 - Tim Tomasic, 2217 OCML
 - Harry LeMay volunteered as Facilitator of the group; will create an email distribution for next steps
- Debra Smith McCutchen; Councilwoman, Ward Five (Deb)
 - Tree restoration 3-tier plan since lots cut down along Westglen Farms Drive
 - Clayton Road repairs and resurface from SR 109 to Black Canyon; out to bid; expect in 2019; Needs coordination w re-do of the LHS sidewalk curbs; Will ask for pothole patching now, since 2019 is in the future
 - She agreed to ask for replacement of any faded signs; let her know which ones
 - Discussed tree removal south on Westglen outside of our neighborhood
 - \$50K awarded to review Ward 5 park
 - **Any beautification ideas:** email ideas to <http://progressforwildwood.com/>
 - Signs; nature; other
- Jim Bowlin, mayor of Wildwood, MO
 - Finally have zip+4 for Wildwood for USPS
 - Wildwood is live streaming all meetings (any city hall activities) for residents can watch live if we are busy and cannot attend in person. Archived too for replay later.
 - Discussed his concerns and goals for fixing and improving Highway 100
 - Coffee w the Mayor program
 - Wildwood needs working relationships w our friends and colleagues in Jefferson City now, rather than waiting until needed or urgent
 - Need to maintain green space for events like BBQ Bash and other larger gatherings
 - New construction developments
 - Focused on amending Tree Code to save **ALL** grand trees (trees that have been here a real long time); goal is to prevent clearing of trees unnecessarily
 - Any loss of a Grand Tree must have 1 – 6” tree replaced in the development as a 1:1 basis
 - Any loss of a Grand Tree must have 1 – 6” tree replaced somewhere in Wildwood at the discretion of the city
 - Wildwood Vision 2020 discussed (see preso below)

WILDWOOD 2020

The Wildwood 2020 vision plan calls for improving residents' experience across eight Wards, and a renewed focus on the City's original plan. The plan outlines five projects to benefit residents and businesses.

1. Clean of debris, and beautify, all arterial roadways and public spaces, the cost of which is mostly the responsibility of third parties.
2. Maximize green utilization of City's rights-of-way and parks, and private developments.
3. Determine if residents want a public activity venue with associated costs, and if so, identify type and implement.
4. Reaffirm original town center plan concept by requiring more green space, and larger, varying single-family residential lots.
5. Enhance the section of Manchester Road from the Wildwood Middle School to Taylor Road.

Development and implementation of the plan includes:

- Resident input and buy-in
- Consistency with existing plans and strategies
- Optimal cost efficiency

If you have ideas you would like to share, please contact:

Mayor Bowlin
jbowlin@cityofwildwood.com
(636) 458-0440 x.300

Or your City Council representative:
cityofwildwood.com/150/City-Council

Learn more at cityofwildwood.com/Wildwood2020/



Financial preso given at the Annual Meeting:

**Tall Oaks at Winding Trails
Financial Report
Actual vs Budget**

Annual Assessment:		\$ 259	\$ 264	\$ 270	\$ 275				
% Increase		2.0%	1.9%	2.3%	1.9%				
	Budget 2015	Actual 12/31/2015	Budget 2016	Actual 12/31/2016	Budget 2017	Actual 12/31/2017	Budget Variance \$	Budget Variance %	Budget 2018
Trustee Assessments									
Balance - Carry Forward from PY	\$ 15,737	\$ 15,737	\$ 7,795	\$ 7,795	\$ 8,406	\$ 8,406	\$ -	0.0%	\$ 6,712
0011 01.Homes - Annual Assessment	\$ 13,727	\$ 14,212	\$ 24,024	\$ 24,445	\$ 24,570	\$ 24,544	\$ (26)	-0.1%	\$ 25,025
0005 Interest	\$ 90	\$ 83	\$ 90	\$ 49	\$ 90	\$ 50	\$ (40)	-44.9%	\$ 90
0027 Recording & Releasing	\$ -	\$ 55	\$ 50	\$ -	\$ 50	\$ -	\$ (50)	-100.0%	\$ 50
Total Assessments	\$ 29,554	\$ 30,087	\$ 31,959	\$ 32,289	\$ 33,116	\$ 33,000	\$ (116)	-0.4%	\$ 31,877
Expenses									
1200 General Liability Insurance	\$ 1,160	\$ 1,024	\$ 1,300	\$ 1,024	\$ 1,300	\$ 1,024	\$ 276	21.2%	\$ 1,300
Legal Service	\$ 150	\$ -	\$ 100	\$ -	\$ 100	\$ -	\$ 100	100.0%	\$ 100
2000 Lawn Maintenance - Common Ground	\$ 9,500	\$ 10,293	\$ 8,126	\$ 8,615	\$ 9,300	\$ 10,241	\$ (941)	-10.1%	\$ 9,500
2001 Tree Maintenance - Common Ground	\$ 2,000	\$ 1,607	\$ 3,500	\$ 3,397	\$ 3,800	\$ 3,910	\$ (110)	-2.9%	\$ 1,200
2150 Irrigation Repairs and Maintenance	\$ 450	\$ -	\$ 400	\$ 420	\$ 400	\$ -	\$ 400	100.0%	\$ 400
2450 Christmas Expense	\$ 450	\$ 380	\$ 400	\$ 500	\$ 400	\$ 500	\$ (100)	-25.0%	\$ 500
2560 Electrical Repairs and Maintenance	\$ 300	\$ -	\$ 275	\$ 150	\$ 275	\$ 335	\$ (60)	-21.8%	\$ 2,600
2650 Subdivision Entrance (Signs, Fence, etc)	\$ 250	\$ -	\$ 3,500	\$ 25	\$ 3,500	\$ 172	\$ 3,328	95.1%	\$ 1,200
3700 Subdivision Meeting Expense	\$ 10	\$ 10	\$ 1,910	\$ -	\$ 10	\$ -	\$ 10	100.0%	\$ 10
3710 Website Hosting Expense	\$ 225	\$ 200	\$ 225	\$ 200	\$ 225	\$ 200	\$ 25	11.1%	\$ 200
5300 Water Expense	\$ 825	\$ 788	\$ 800	\$ 657	\$ 800	\$ 872	\$ (72)	-9.0%	\$ 900
5500 Electric Expense	\$ 6,800	\$ 6,684	\$ 6,600	\$ 6,803	\$ 6,600	\$ 6,809	\$ (209)	-3.2%	\$ 6,800
5700 Postage Expense	\$ 135	\$ 88	\$ 100	\$ 116	\$ 100	\$ 134	\$ (34)	-33.8%	\$ 180
5720 Office and Copy Supplies	\$ 50	\$ 21	\$ 50	\$ 16	\$ 50	\$ 44	\$ 6	12.6%	\$ 50
5725 Recording Fees	\$ 50	\$ 54	\$ 50	\$ -	\$ 50	\$ 81	\$ (31)	-62.0%	\$ 100
5900 Collection Fees	\$ 2,000	\$ 1,144	\$ 1,600	\$ 1,960	\$ 1,900	\$ 1,968	\$ (68)	-3.6%	\$ 1,950
Total Expenses	\$ 24,355	\$ 22,292	\$ 28,936	\$ 23,883	\$ 28,810	\$ 26,288	\$ 2,522	8.8%	\$ 26,990
Balance at December 31	\$ 5,199	\$ 7,795	\$ 3,023	\$ 8,406	\$ 4,306	\$ 6,712	\$ 2,406	55.9%	\$ 4,887

Year by Year goal of maintaining an End-of-Year balance >= \$5,000 met!

Favorable to Budget Overall

Did not spend on Front Entrance

**Tall Oaks at Winding Trails
Financial Report**

Account

- Common Grounds
- Electricity
- Collection
- Entrance
- Tree Removal/Planting
- Water
- Insurance

Year	Total Expenses	Increase
2009	\$20,857	
2010	\$24,177	15.9%
2011	\$28,800	18.1%
2012	\$21,028	7.0%
2013	\$21,857	1.7%
2014	\$21,857	0.0%
2015	\$22,292	2.0%
2016	\$22,825	7.1%
2017	\$26,810	20.6%
2018	\$26,990	-0.5%

Year	Common Grounds	Increase
2009	\$11,754	
2010	\$10,882	-7.2%
2011	\$9,811	-12.8%
2012	\$10,854	11.0%
2013	\$9,225	-12.5%
2014	\$9,188	-1.1%
2015	\$11,900	29.8%
2016	\$11,012	0.9%
2017	\$16,131	47.0%
2018	\$16,700	3.4%

Year	Water	Increase
2009	\$1,160	
2010	\$1,160	0.0%
2011	\$1,300	11.8%
2012	\$1,300	0.0%
2013	\$1,300	0.0%
2014	\$1,300	0.0%
2015	\$1,300	0.0%
2016	\$1,300	0.0%
2017	\$1,300	0.0%
2018	\$1,300	0.0%

Year	Electricity	Increase
2009	\$4,876	
2010	\$4,719	-3.2%
2011	\$6,100	28.4%
2012	\$6,829	12.2%
2013	\$6,474	-5.1%
2014	\$6,487	0.2%
2015	\$6,804	4.9%
2016	\$6,803	-0.1%
2017	\$6,809	0.1%
2018	\$6,800	-0.1%

Year	Assessment	Increase
2009	\$225	
2010	\$234	4.0%
2011	\$239	2.1%
2012	\$246	2.9%
2013	\$250	1.6%
2014	\$256	2.4%
2015	\$259	1.2%
2016	\$264	1.9%
2017	\$270	2.3%
2018	\$275	1.9%

94% of spending goes here

Annual Assessments kept to minimal increases

**Tall Oaks at Winding Trails
Delinquent Accounts**

JAN 2014 1,316		JAN 2015 1,436		JAN 2016 816		JAN 2017 338		JAN 2018 580	
2212 HSC 2013	259	2200 GSC 2014	264	2200 GSC 2014	275	2200 GSC 2015	58	2200 GSC 2017	117
2235 OCML 2011	8	2235 OCML 2011	8	2200 GSC 2015	271	2200 GSC 2016	275	2112 HSC 2017	93
2235 OCML 2012	265	2235 OCML 2012	277	2112 HSC 2015	271	2213 GSC 2016	5	2235 OCML 2017	370
2235 OCML 2013	259	2235 OCML 2013	271						
2232 EWML 2012	5	2235 OCML 2014	354						
2232 EWML 2013	259	2229 OCML 2014	264						
16806 CR 2013	259								
JAN 2010 1,165		JAN 2011 2,173		JAN 2012 746		JAN 2013 1,803			
2112 HSC 2009	239	2112 HSC 2009	250	2235 OCML 2010	252	16807 WGF 2012	255		
2202 EWML 2007	350	2112 HSC 2010	243	2235 OCML 2011	249	2112 HSC 2012	255		
2202 EWML 2008	337	2112 HSC 2011	239	2235 OCML 2012	245	2229 OCML 2012	255		
2202 EWML 2009	239	2235 OCML 2010	243			2235 OCML 2010	263		
		2202 EWML 2007	360			2235 OCML 2011	260		
		2202 EWML 2008	347			2235 OCML 2012	255		
		2202 EWML 2009	250			2232 EWML 2012	5		
		2202 EWML 2010	243			16806 CR 2012	255		

Minimal issues past 3 years

**Tall Oaks at Winding Trails
Electric Cost Analysis and ROI Payback Converting to LEDs**

Electric	1/17/16	2/17/16	3/17/16	4/17/16	5/17/16	6/17/16	7/17/16	8/17/16	9/17/16	10/17/16	11/17/16	12/17/16	Total
Entrance lighting	108.64	37.51	23.14	22.53	20.51	24.29	21.39	22.78	24.06	21.88	22.65	49.86	399.24
15 poles	366.99	364.37	364.24	364.27	364.04	362.99	362.99	362.99	362.99	363.37	363.42	363.45	4,366.11
7 Poles	171.26	170.04	169.98	170.00	169.88	169.40	169.40	169.40	169.40	169.57	169.60	169.61	2,037.54
Total	646.89	571.92	557.36	556.80	554.43	556.68	553.78	555.17	556.45	554.82	555.67	582.92	6,802.89

Convert to LED from HPS pole lights

15 poles	4,366.11
7 Poles	2,037.54
Annual Total	6,403.65
LED savings assumption	2,433.39 38.0% Annual savings
cost to convert to LED	2,200.00 \$ 100.00 each pole charged by AMEREN for early installation

Break-even is 35% energy savings!!

Contact Us Form

Send an email to all Trustees

Indentures and Rules

All Indentures and Rules found here