

Tall Oaks at Winding Trails HOA

Annual Meeting Minutes

Date: February 20, 2025

Location: Wildwood Hotel

Attendance: All three trustees present; six homeowners representing four homes

Call to Order

The annual meeting of the Tall Oaks at Winding Trails Homeowners Association was called to order on February 20, 2025, at the Wildwood Hotel.

Discussion was had about the frequency and time of year of our annual meeting. Agreed that we would hold the meetings in the springtime.

Financial Updates

- 2023-2024 Actual Expenses and History were presented
- Detailed information is available on the City & Village website, including:
 - Income statements
 - Year-over-year expenses by month
 - Detailed history and 2025 budget by category
 - Outstanding 2024 assessment balances

Landscaping & Common Grounds Update

- Dead deer removal: 7 deer removed at a cost of \$1,603
- Discussion about contacting the City of Wildwood for clarification on deer removal responsibilities (City vs. HOA).

****UPDATE: Contact City of Wildwood Police (non-emergency number (636) 458-9194) to request deer removal. Police will then dispatch two officers who will relocate the deer to the curb and will contact their deer removal service for pickup.***

- Updates provided on:
 - Common grounds maintenance
 - Christmas decorations
 - Front entrance improvements
 - Electrical, plumbing, and irrigation adjustments for new landscaping
- Photos presented showing landscaping projects phases 1, 2, and 3

Community Updates

- Celebrating 35th anniversary of Tall Oaks at Winding Trails
- Purchased welcome sign for north entrance commemorating establishment date
- Christmas lighting discussion: 100% of attending homeowners agreed to continue with similar lighting design
- Spring irrigation augmentation may be needed; Trustee, Travis Maceli will attempt to add additional pipe and irrigation head in center island
- Scheduled work at south entrance (shrub trimming) to be completed
- Issue raised about pine trees growing into the street around Oak Crest Manor Lane cul-de-sac, causing difficulty for trash trucks and resulting in trash blowing into neighborhood

Maintenance Updates

- Wrought iron fence issues to be watched and evaluated over time
- Electrical work completed at north entrance near East brick monument; costs were presented
- Trash day reminders provided

Architectural Review Report

- Prior violations reviewed
- Current violations/issues discussed - 4 homeowners are in arrears
- Reminder about architectural request forms available on website
- Review of recent architectural approvals
- Discussion of architectural compliance concerns and complaints received

New Business

- Amendment to Indentures - Voting Policy was discussed and 100% of homeowners present agreed for Trustees to move forward and put the policy through legal review. Formal meeting to review and vote will be communicated to the HOA when legal review is finalized.

Open Forum

- "Your Voice, Your Community" session held for homeowner feedback
- Homeowners shared concerns and suggestions for trustees

Trustee Affirmations

- Travis Maceli was re-affirmed as Architectural Review Trustee by majority vote
- Mark Breitenstein and Lori Romano agreed to continue in their current roles

Meeting Adjourned

*Minutes respectfully submitted by Tall Oaks at Winding Trails Trustees
Mar 25, 2025*