

Windcastle Plat I and II Homeowner's Associations Meeting

Tuesday, August 15, 2017 Minutes

Held at St Charles County EDC

HOA I Lot Owners represented at the meeting included:

| | | | | |
|-----------------|------------------|-------------|-------------|------------|
| #4 Brewer | #8 Killian | #14 Hollis | #15 Greco | #16 Griggs |
| #18/19 Franklin | #21 Ruff | #22 Smith | #25 Aiello | #26 Frahm |
| #29 Yeager | #30 Tyree | #31 Schubbe | #32 Wallner | #33 Shine |
| #35 Dimemmo | #44 Barczykowski | | | |

HOA II Lot Owners represented at the meeting included:

| | | | | |
|--------------|-------------|----------------|-----------------|-------------|
| #49/71 Evans | #54 Link | #58 Grieshaber | #60 Wibbenmeyer | #61 Stewart |
| #62 Buergler | #74 Conoyer | #76 Berni | | |

Call to Order

The meeting was called to order at 6:35pm.

Introductions

HOA I and HOA II homeowners were present. The meeting began with self introductions.

Meeting Minutes

Meeting minutes from HOA I's February meeting were made available. They will be presented for approval at the fall HOA I meeting.

New Business/Cost Sharing

Aiello shared that the boards of HOA I and HOA II have reached an agreement to share in the cost of common area expenses, including the pond, monument, and common area landscaping.

HOA I has booked a receivable for \$4,709 which is Plat II's share of current year (2017). Cost per homeowner is \$169.

2018 pro-rata share will be determined during the budgeting process in September, currently anticipated at approximately \$135, if Lombardo participates on a pro rata basis in all shared costs.

Discussion was held about whether to include Lombardo in cost sharing.

New Business/Security Measures

Kevin Yeager received bids for upgrading the security camera at the monument and installing an additional camera on existing lamppost in Plat II. Discussion was held and it was determined that a committee of homeowners research and review options. Suggestion was made to include Mike Intravia (#45) as he is experienced in this. Kevin Yeager, Chris Link, and Bev Ruff volunteered to be on this committee. Bonnie will follow up with Mike.

Other Business

Questions/Comments were taken from homeowners and the following next steps were determined:

- Craig Frahm will contact the county regarding compliance with traffic, and the possible “2020” postponement on the Faredale gate.
- Bonnie Barczykowski will contact Mike Gunter regarding website; pending outcome of discussion, Bonnie may send an email to request a volunteer to keep website updated
- Lombardo will be contacted regarding:
 - Faredale gate installation
 - Compliance with construction traffic
 - Signage at the monument at Pitman Hill Road and at Plat II/III regarding construction traffic
 - Wall of mailboxes
- Some homeowners expressed disappointment in Omni’s performance. Discussion was held and Omni will be contacted regarding
 - Culdesac by pond
 - General landscaping
 - Verification on whether they represent Lombardo
 - Trash billing - As Lombardo homeowners will participate in our group trash pick-up program, to minimize traffic through the subdivision, Omni will be doing the billing for reimbursement of this expense.

A reminder was given that if a homeowner has a good vendor they want to recommend, pass the information on to Omni as they will be reviewing vendors as part of the planning/budgeting process in September.

Omni can be reached at 636-294-1418, or tim.tobin@omni-management.com. Homeowners are asked to cc a board member on correspondence with Omni.

Meeting Adjournment

Meeting was adjourned at 8:10 pm.