

Windcastle Homeowners Association Meeting

March 12, 2008

Held at 25 Windcastle Drive, hosted by Joe and Leslie Aiello

Lot Owners represented at the meeting included:

Aiello (25)	Haldeman (39)	Twillmann (5)
Barczykowski (44)	Morris (15)	Tyree (30)
Dallas (33)	Ohmes (13)	Wansing (9)
Dimemmo (35)	Ruff (21)	Yeager (29)
Frahm (26)	Tocco (28)	

The Meeting was called to order at 7:00 p.m. The following issues were discussed:

- ✓ Minutes from October 2007 were approved as issued.
- ✓ Gene Dallas discussed the 2007 expenses compared to Budget and the prior year. The trash pickup was the major area of variance and a separate schedule was provided to explain the fluctuations.
- ✓ The 2008 budget was proposed with dues of \$550 per lot owner. Schaeffer Homes has again agreed to pay \$3,000 which equates to \$100 per lot for maintaining the entrance of the subdivision. The budget and dues were voted on and approved without dissention. Dues are due now and will be delinquent if not paid by April 15, 2008. Checks should be made payable to "Windcastle Homeowners Association, Inc." and mailed to Gene Dallas, 33 Windcastle Dr. , St. Charles, MO 63304.
- ✓ Gene Dallas was nominated to re-run for the office of Treasurer and won without any dissenting votes. The motion was made to waive Gene's dues and trash pickup fees and this also carried without dissention.
- ✓ Camera and monument update was limited to a few comments from Gene regarding the work that Mike Gunter has spearheaded at the monument. The new cameras seem to be working as hoped and films were provided to the Sheriffs' Department recently to assist them in an investigation of some break-ins in our neighborhood.
- ✓ The previous meeting notes contained the following statement, "There was a discussion regarding the desire to have a fountain in the pond and Russ Madonia

- agreed to follow up with Sue Schaeffer and try to get some costs together for a discussion at the next meeting in February, 2008.” Since Russ did not attend the meeting and did not provide anyone with this information, it will be carried over to the next meeting.
- ✓ Fire hydrants and street lights are scheduled to be repainted this coming spring season.
 - ✓ Lot #10 was addressed and it is our understanding that the lot owner still intends to build on the lot when they sell some out of state property.
 - ✓ Golf carts on our streets from surrounding neighborhoods still continues and we suggest two things, 1) call the police since it is illegal, and 2) try to put something in the Whitmore newsletter advising that the carts are not welcome and that the act is considered dangerous and illegal.
 - ✓ Signage issue.
 - No campaign signs are permitted in Windcastle.
 - The developer’s signs should soon be smaller and fewer. Schaeffer Homes has agreed to do this to enhance the beauty of the neighborhood and in exchange we have agreed to allow a few signs to help them complete their development as soon as possible.
 - ✓ Kevin and Vickie McGraw’s fence was damaged a few month’s ago and was discussed briefly. St. Charles County has told the McGraw’s that the buy out for the Pitman Hill Road improvement project would begin shortly. Because of this, McGraw’s are reluctant to repair a fence that may be torn down or replaced. If the project is postponed beyond the short term, it is possible that McGraw’s would consider making repairs to the fence. Windcastle Subdivision has no jurisdiction on this property and the inclusion of this item was only to express McGraw’s position to their neighbors.
 - ✓ Beverly Ruff solicited volunteers to walk down Pittman Hill road to pick up the trash that routinely gets thrown out the windows of passing cars. This is also a problem inside of Windcastle Subdivision, especially on Friday and Saturday evenings.
 - ✓ Automobiles were broken into recently on a rainy Saturday evening in February. Although we have security cameras, we must stress that homeowners need to take basic precautions, including locking parked cars and closing garage doors when unattended. Our subdivision has appeal to drivers going past the entrance, and there is no way to limit access.
 - ✓ The picnic was discussed briefly, although no one from the previous picnic committee was present. We are hopeful that the previous committee will solicit new members and plan an October picnic as we have had in recent years. \$500.00 was budgeted to assist in this endeavor.

- ✓ Reminder <http://www.windcastlehoa.freervers.com/index.html> is the link to the Windcastle Homeowners' website. Michael Gunter has put this together and it can be very useful. Please take a look at it frequently to keep abreast of what is going on in the neighborhood.
- ✓ The meeting was adjourned at 8:30 pm.

2006 Results & 2007 Budget

Windcastle Homeowners Association

				2006 Actual @ \$400 per	2005 Actual @ \$350 per	2006 Budget @ \$400 per	2007 Budget @ \$570 per
1)	Regular Acct. Begin Balance January 1st			\$ 9,042.13	\$ 10,472.59	\$ 9,042.13	\$ 6,495.16
	Dues and Fees Received						
	Dues 45 @ \$xxx			\$ 18,254.60	\$ 15,150.00	\$ 17,700.00	\$ 25,650.00
	Plat II Participation			\$ 3,000.00	\$ -	\$ 3,000.00	\$ 3,000.00
	ARC Fees 1 x \$150			\$ -	\$ 450.00	\$ 150.00	\$ 150.00
2)	Total Dues and Fees			\$ 21,254.60	\$ 15,600.00	\$ 20,850.00	\$ 28,800.00
3)	Total Available (1+2)			\$ 30,296.73	\$ 26,072.59	\$ 29,892.13	\$ 35,295.16
	Capital Improvements						
	Lighting at entrance			\$ -	\$ -	\$ -	\$ -
	Monument Cleaning & Sealing			\$ -	\$ -	\$ -	\$ -
	Security Cameras			\$ 6,232.50	\$ -	\$ 6,232.50	\$ -
4)	Total Capital Improvements			\$ 6,232.50	\$ -	\$ 6,232.50	\$ -
	Other Operating Expenses						
	Maintenance			\$ 12,762.53	\$ 12,288.17	\$ 12,900.00	\$ 13,500.00
	Electric			\$ 1,761.40	\$ 1,622.27	\$ 1,700.00	\$ 1,850.00
	Water			\$ 864.09	\$ 1,034.21	\$ 1,075.00	\$ 1,000.00
	Insurance (Exlcudes Lake)			\$ 1,274.11	\$ 1,287.00	\$ 1,350.00	\$ 1,350.00
	Monitoring Costs (Charter Comm)			\$ -	\$ -	\$ -	\$ 1,770.00
	Trash Hauling 6 months			\$ -	\$ -	\$ -	\$ 2,700.00
	Taxes and State Filing Fees			\$ 10.00	\$ 15.00	\$ 15.00	\$ 15.00
	Legal and Lien Filing Charges			\$ -	\$ -	\$ 48.00	\$ 1,000.00
	Bank Charges			\$ -	\$ 27.95	\$ -	\$ -
	Chair Rental for meeting			\$ -	\$ 139.38	\$ -	\$ -
	Signs for security, etc.			\$ -	\$ 271.51	\$ -	\$ -
	Postage and Office Supplies			\$ -	\$ 111.88	\$ 100.00	\$ 100.00
	Picnic			\$ 759.47	\$ 233.09	\$ 500.00	\$ 500.00
5)	Total Operating Expenses			\$ 17,431.60	\$ 17,030.46	\$ 17,688.00	\$ 23,785.00
6)	Total Funds Used (4+5)			\$ 23,664.10	\$ 17,030.46	\$ 23,920.50	\$ 23,785.00
7)	Balance in Regular Account (3-6)			\$ 6,632.63	\$ 9,042.13	\$ 5,971.63	\$ 11,510.16
8)	Money Market Account			\$ 1,206.37	\$ 1,199.18	\$ 1,200.00	\$ 1,213.00
	Combined Balance 12/31 (7+8)			\$ 7,839.00	\$ 10,241.31	\$ 7,171.63	\$ 12,723.16