

WINDCASTLE PLAT 1 HOA

MEETING MINUTES

November 28, 2018

Attendees:

#25 Aiello	#27 Callier	#39 Dierking	#35 Dimemmo
#26 Frahm	#18, 19 Franklin	#15 Greco	#9 Hartzke
#8 Killian	#21 Ruff	#31 Schubbe	#33 Shine
#22 Smith	#13 Steele	#28 Tocco	#30 Tyree
#29 Yeager			

*The meeting was called to order by Bev Ruff. Craig Frahm and Beverly Ruff introduced themselves. Bonnie Barczykowski was not present due to a death in the family. All the homeowners present introduced themselves as well.

*Minutes of the previous meeting were not available to approve.

*New Board members were nominated, seconded and elected. Those new board members are Kevin Yeager, replacing Craig Frahm for a three year term. Bonnie has stepped down as they are moving. Scott Shubbe volunteered and was voted in to fill the remaining year of Bonnie's term. That office will be up for election next year. These new members are assuming duties immediately.

*Thanks to Craig and Bonnie for their service on the board.

*Omni Management has resigned from service for Plat 1 effective Jan 1, 2019. Bev interviewed 3 companies and Michael Gunter accompanied her on two of those. The two that were discussed are Sterling Management, which is financials only costing \$1200 per year. This is a

new company but the owner has many years of experience. This is a single person operation.

The second company, Sentry Management, being a full service management company, would cost \$5400 per year. This is a nationwide company with their local office on Mexico Road. The vice president previously owned and operated her company for over 20 years and was purchased by Sentry.

Both companies run good software and would be easy to work with. Discussion followed regarding the benefits of both companies. After the discussion, it was decided the new board should interview another company, DNI Management, who are representing Plat 3. After that interview, a decision will be made by the new board. It was pointed out that having one company managing 2 or all plats would be beneficial to working together.

The new board will make the decision after interviewing DNI.

*By-law changes. A new State law says HOAs cannot prohibit display of political signs BUT reasonable restrictions may be imposed. The board ask for volunteers to rewrite this portion of the by-laws and review all of the by-laws since they have not been updated since 2007. Mike Franklin and Mike Shine volunteered for this task.

*2018 budget review and approval of 2019 budget. There was much discussion about the financial reporting, particularly the go forward numbers for year end to beginning of the following year. Seems there needs to be a more accurate reporting. The new board will address this. The new budget and increased dues were discussed. Joe Aiello made the motion to increase dues to \$850 per year for 2019. It was seconded by Mike Shine. A verbal vote was taken and it was approved to increase dues to \$850 and the budget was approved. The due date for the 2019 dues will be JANUARY 31, 2019. Bills will be mailed out soon.

*Faredale Gate. Essentially, nothing has changed except occasionally the gate is locked.

*Security Camera update. The cameras are installed and working very well. Michael Gunter, Beverly Ruff and Gary Ruff monitor several times a day. Plat 2's system is waiting for Ameren and Charter to complete their work. It should be up and running within 2 weeks.

*Questions and comments. Mike Franklin brought up the stop sign at Windcastle Drive and Windcastle Place. He stated he has come close to being hit several times. Other homeowners agreed. Beverly Ruff will address this with the police and highway department.

Beverly Ruff wanted to pass on the phone number for grinder pump. The number to call for repair is 618-667-7890. The contact name is Bob. There is another number 800-886-7891.

Thank you to Frank Tocco for taking notes for the minutes. Much appreciated.

*Meeting was adjourned.