

Windcastle Homeowners Association Meeting

January 4, 2016

Held at St. Charles Economic Development Center SSM Conference Room

Lot Owners represented at the meeting included:

Aiello #25	Greco #15	Ruff #21
Barczykowski #44	Grzeskowiak #2	Shine #33
Beauchamp #40	Griggs #16	Smith #22
Brewer #4	Gunter #24	Tocco #28
Callier #27	Intravia #45	Twillmann #5
Caplinger #34	Jensen #12	Tyree #30
Dierking #39	Killian #8	Wansing #9
Frahm #26	Kniffen #20	Wieringa #13
Franklin #19	Marino #17	

The Meeting followed a neighborhood meeting which included many of the residents of plat II as well as Plat I and was called to order by Craig Frahm. The following issues were discussed:

- Gene Dallas briefly discussed the 2015 actual expenses compared to both prior year and budget. The primary variances related to the pond maintenance, gardening, and camera repairs.
- The budget for 2016 originally was presented with dues being assessed at \$650 per lot, but was adjusted to \$750 to allow for an additional \$5,000 of potential legal costs. A law firm has been selected to litigate on our behalf on matters pertaining to 1) common ground ownership and easements, and 2) protection of property values by presenting our views to the county government pertaining to the development of the property adjoining plat II. This was discussed with the homeowners present and both passed with a majority vote of those present. Some of the homeowners in plat II have agreed to contribute toward this expense, and it was agreed that the board would call a special meeting if the legal costs appeared to be exceeding \$10,000 to get approval to continue to engage the law firm in these matters.
- Dues of \$750 are due immediately and late if paid after February 29, 2016. Gene will prepare invoices to enhance payment. Checks should be made payable to Windcastle Homeowners Association, Inc. and mailed to Windcastle HOA, 6209 Mid Rivers Mall Dr., Suite 276, St. Peters, MO 63304.

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- A Nomination and vote was taken and passed to re-elect Michael Gunter and Gene Dallas to three year terms. Gene is a non-voting trustee, serving as Treasurer since he is no longer a resident of Windcastle. A motion was also passed increasing the administrative fee paid to Gene to \$225 per month, an increase of \$25 per month.
- Discussions on current topics:
 - Frank Tocco made a suggestion to eliminate the cameras and the associated expenses. There was no vote taken to support this motion and the brief discussion resulted in the decision to keep the cameras for the time being, but to review the effectiveness if the Fairdale entrance becomes a reality.
 - Christy Tyree asked why we didn't have a better decorated entrance during the Christmas holiday season. The response was that we were lucky to get the wreath and it was put up much later than desired. To this end, Bev Ruff later suggested we create a Christmas decorating committee to oversee the entrance decorations. There were no volunteers for that suggestion.
- The meeting was adjourned with no new business being discussed.