

Windcastle Homeowners Association Meeting

February 23, 2007

Held at 39 Windcastle Drive, hosted by Doug and Angela Haldeman

Lot Owners represented at the meeting included:

Aiello (25)	Fasnacht (45)	Schomburg (34)
Barczykowski (44)	Gunter (24)	Smith (22)
Beauchamp (40)	Haldeman (39)	Tocco (28)
Clancy (31)	Ohmes (13)	Tyree (30)
Dallas (33)	Madonia (38)	Twillmann (5)
Dimemmo (35)	Ruff (21)	Wamsing (9)

Also, attending by special invitation was Bo Stewart (Plat II)

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

Old Business:

- ✓ The Financial statements for 2006 with comparisons to 2005 and to the 2006 Budget were distributed and reviewed by Gene Dallas, Treasurer.
- ✓ The proposed Budget for 2007 was also presented on the same document and reviewed by Gene Dallas. The proposed Budget will require dues to be increased to \$450 plus an additional \$120 to cover the cost of trash pickups for total dues of \$570. These dues should be paid as soon as possible and will become past due on April 16, 2007. The budget and the resolution to approve the due date were both approved by voice vote without dissention.
- ✓ The security camera discussion took up a considerable amount of time but the conclusion was that the Sound Room be held accountable for the poor performance of the equipment and installation that they sold to us. We are hopeful that they will give full credit for the cameras they installed and proceed with installing the cameras that they now recommend. The cameras should work with the available light and provide adequate description and license numbers for all cars entering and leaving Windcastle subdivision. There is no money provided in the 2007 budget for additional security camera hardware.
- ✓ Beverly Ruff gave an update on Duckett Creek Sewer's activities and said that the gentleman she had talked to felt that they were confident that the pumps that they have installed by lot #1 and #19 should take care of the fume problems in

Muirfield subdivision. Duckett Creek will not know for sure that their remedy was successful until later in the summer when the temperatures are higher.

- ✓ The pond in Plat II is a bit of a two edged sword. There are some who would like to use the pond for recreational purposes, and it was reported that Sue Schaeffer had said it was for the enjoyment of plats I and II. There are also many in the room who fear the legal issues if someone should get hurt or even die as a result of the steep bank and deep water. It was stated that Sue Schaeffer had indicated that Castle Group intended to deed the pond to plat II at some time in the future and that plat I would be asked to share in the expenses at some later date. Homeowners may call the St. Charles County Sheriff if they see outsiders fishing or swimming on the pond.
- ✓ Karen Twillmann and Al Wansing had undertaken a study with the major trash haulers to see what could be done to consolidate the trash pickups with a single company. It was agreed that the homeowners would increase the dues by \$120 per year and include trash hauling as part of the dues. The home owner would not have to make any additional payments unless they request additional services such as yard waste. Details will be furnished to the homeowners no later than April 30, 2007 and the pickups will be direct billed to Windcastle Homeowners Association as of June 1, 2007 unless an earlier date can be arranged. The \$120 will cover the homeowner's trash pickup for a one year period from the date initiated. This additional cost is part of the dues and is not optional. Since lots 18 and 19 are owned by a single homeowner, the \$120 will be added only once to their dues.
- ✓ The picnic committee for 2006 Oktoberfest was acknowledged for the fine job they did. Everyone agreed that we should continue this event in 2007. Dawn Naemi has served for two years and would not be expected to volunteer for a third year. Each of the following members will be serving for their second year and will need to find an additional volunteer who could run the program next year: Lori Dimemmo, Molly Cottone, and Angela Haldeman are the returning second year members. Carl Fasnacht volunteered to help with the cooking.

New Business:

- ✓ Al Wansing agreed to run unopposed and was unanimously elected to serve a three year term as a trustee for Windcastle Homeowners Association, Inc. replacing Rob Topping. We thank Rob for his hard work during the past three years as trustee.
- ✓ A committee of four homeowners will draft revised Covenants, Conditions, and Restrictions that can be adopted and filed with the county property records group. The new CC&R's will include language addressing homeowners neglect of the exterior maintenance of their homes, and the ability to impose fines when a third warning letter is issued to a homeowner regarding violations of any of the CC&R's. The committee consists of Mike Gunter, John Beauchamp, Jay Ohmes, and Beverly Ruff. We will need to have approval of 31 homeowners in writing of

any amendments to the existing CC&R's on file. We expect to require a minimal amount of outside legal advise to complete this effort.

- ✓ We will have an August homeowners meeting to discuss progress on all old issues plus allow for new issues to be addressed. The August meeting will be held at the home of Joe and Leslie Aiello, 25 Windcastle Drive. A flyer will advise time and date sometime prior to that meeting. It is hoped that this would allow for more participation from the homeowners that are currently in the southern regions of the country during the winter months.
- ✓ Dues for the Windcastle Homeowners Association Treasure will be waived during 2007. This was voted on and agreed to by all present. This would not include the \$120 added for trash hauling.
- ✓ Gary Ruff will look into the cost of replacing our stop signs with the type found in Whitmoor subdivision and in the older parts of St. Charles City. His findings and recommendations can be addressed at the August meeting.
- ✓ The next February meeting to be held in 2008 will be hosted by Al and Kathy Wansing, # 9 Windcastle Place. Time and date will be advised by a flyer when we get closer to that date.
- ✓ Reminder to all to watch the speeding in the subdivision.

The meeting was adjourned by 9:00 p.m.

NOTE:

Windcastle Homeowners dues of **\$570** per lot are now due and will be considered delinquent after **April 16 2007**

Dues should be made payable to:
Windcstle Homeowners Association
and mailed to:

Gene Dallas
33 Windcastle Drive
St. Charles, MO 63304