

Windcastle Homeowners Association Meeting

February 27, 2012

Held at Kisker Branch Library

Lot Owners represented at the meeting included:

Aiello #25
Dallas #33
Dierking #39

DiMemmo #35
Ruff #21
Tocco #28

Tyree #30
Wansing #9

Plat II neighbors attending included:
Maurer # 75

Special Guests: Cottleville Fire Chief, Rob Wylie, and Assistant Fire Chief Scott Freitag.

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

- ✓ Fire Chief Wylie discussed the CARES Proposition that will be on the ballot April 3, 2012. Essentially, the proposition is a request to restore fire department funding to a level that was established back in the 1980's. The need is not for pay increases, but to increase fire truck manning levels to the National Fire Protection Association recommendation and to provide funds to replace outdated equipment. More information can be obtained from www.CottlevilleFPD.org
- ✓ Minutes from the February 2011 Homeowners Meeting were approved as issued without being read at this meeting. The minutes for that meeting as well as the two prior meetings are available on the website.
- ✓ Gene Dallas discussed the 2011 expenses compared to Budget and the prior year. Explanation of variance from the prior year and budget included delinquent dues not collected from one homeowner. A property lien has been filed on that homeowner. Expenses were down from the prior year primarily due to a reduction in the trash hauling and lack of any significant maintenance issues.
- ✓ The 2012 budget was proposed with dues of \$500 per lot owner. Plat II Homeowners Association has agreed to pay \$2000 for their participation for maintaining the common ground at the entrance. Plat II owners will be billed individually for the trash pickup costs in June. The budget and dues were voted on and approved without dissention. Copies of the 2011 expense / 2012 budget sheet can be obtained from Gene Dallas.

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- ✓ Dues of \$500 per lot owner are due now and will be delinquent if not paid by April 15, 2012. Checks should be made payable to “Windcastle Homeowners Association, Inc.” and mailed to Gene Dallas, 33 Windcastle Dr. , St. Charles, MO 63304.
- ✓ Nominations to replace Beverly Ruff for a three year term as Trustee of Windcastle Homeowners failed to secure a nominee. Beverly agreed to continue on for another three year term and there was a unanimous vote to retain Beverly in this position.
- ✓ Kay Clancy, Molly Cottone, Lori DiMemmo, Libby Mauer, and other members of their picnic committee were acknowledged for their efforts to provide another successful Octoberfest event this past fall season. There were no volunteers to assist with that event in 2012.
- ✓ Gene Dallas updated everyone with some additional information regarding the Pitman Hill project that is scheduled to be completed soon. Unfortunately the middle section bordering Whitmore will not be completed until some property valuation issues are resolved with Whitmore. .
- ✓ New Business issues from the floor included:
 - A brief discussion regarding the water quality in Windcastle. One neighbor had been told that they should install a water softener to prevent deposits in their water lines and appliances. Most people have had the opposite experience including one neighbor who had had his water tested by a third party company.
 - It was suggested that we install additional boulders on the common ground past Summerhouse Lane to discourage drivers from driving on that part of the common ground. The cost and feasibility will be investigated, and may be done this spring.
 - It was suggested that we initiate a list that would be similar to “Angies List” within Windcastle. Everyone would be solicited to include any vendor that they had had good results / good value recommendations. Beverly Ruff said she would initiate this effort.
- ✓ The meeting was adjourned at 8:15 pm.

PLEASE REMEMBER TO PAY YOUR DUES PRIOR TO APRIL 15th.

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