

# Windcastle Homeowners Association Meeting

February 19, 2009

Held at Kisker Branch Library

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Lot Owners represented at the meeting included:

Aiello #25	Foster #42	Schomburg #34
Barczykowski #44	Franklin #18	Smith #22
Callier #27	Fridley #12	Tocco #28
Childress #3	Gunter #24	Twillmann #5
Dallas #33	Killian #8	Tyree #30
Dimemmo#35	Ruff #21	Wansing #9

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

- ✓ Minutes from March 2008 were approved as issued.
- ✓ Gene Dallas discussed the 2008 expenses compared to Budget and the prior year. Explanation of variance from the prior year and budget included a one time credit in the insurance as a result of cancellation of the old carrier's policy. Also, we received two years dues from lot #32 due to payment of the outstanding lien. Trash hauling variance is primarily due to new customers in plat II.
- ✓ The 2009 budget was proposed with dues of \$550 per lot owner. Plat II has paid \$100 per lot for the 20 lots that have sold and we are hoping Schaeffer Homes will pay the same amount per lot for the unsold lots. This is their participation for maintaining the common ground at the entrance. The budget and dues were voted on and approved without dissention.
- ✓ The dues for the Treasurer have been waived for the past several years and a motion was made to do this again in 2009. The motion was seconded and approved by all in attendance.
- ✓ 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. Note total dues, including the special assessment discussed in the next segment will be \$700.00 for 2009.
- ✓ Beverly Ruff led a discussion regarding plans to replace the current stop signs, street signs and all the poles with new signs and posts. The new signs and posts will be powdered coated aluminum. The street signs will have a black

background and the poles will be fluted, black and capped with a decorative cap. The stop signs will be framed and the back of the signs will be painted black. This project will increase each homeowner's assessment in 2009 by \$150.00. This project was approved by all in attendance. The McGraw's have agreed to contribute their share as well. Beverly Ruff will talk to Schaeffer Homes about their participation in the project.

- ✓ There was a discussion regarding the desire to have a mid year meeting. The consensus was that it may be good for those unable to attend the annual meeting held in February or March. We will send out a flyer during the summer months to determine how many people would be likely to attend a mid year homeowners meeting.
- ✓ There was a discussion regarding the sighting of at least two coyotes in the neighborhood, which apparently attacked one small dog recently that led to its eventual death. Coyotes do not normally want anything to do with humans and would rarely attack a larger dog or cat. We ask that everyone keep their pet food inside and not leave food outdoors that would cause wild animals of any type to stay in the area. The Franklins are having an animal trapper set "friendly" traps in the back of their home. If any other animal is trapped, the trapper will set the animal free without any physical damage to the animal. If he catches the coyotes, he will relocate them to another area.
- ✓ There was a brief discussion about speeders in the neighborhood and it was decided that Al Wansing would inquire with the county authorities about what we could do, including speed bumps and additional stop signs. If stop signs are the best solution we would likely have to sign a partition to have them installed.
- ✓ The street lights have been painted, but some of the poles are still crooked. We will call Cuivre River Electric to see if they will come out and straighten the poles that are leaning.
- ✓ We will repaint the fire hydrants later this year. The yellow color is required because it shows the fire department how much water pressure we have.
- ✓ A discussion over the algae in the lake in Plat II and the lack of maintenance by Schaeffer Homes during 2008 ensued. We understand that Schaeffer Homes or the Homeowners Association in plat II have a contract with an environmental firm, but they only come out when called. We will talk to Schaeffer Homes about the situation since we were assured that they would maintain the lake.
- ✓ A request to have an informal committee to give guidance to our gardener was put forth by Beverly Ruff. Currently the only input the gardener receives is from Gene Dallas, who does not feel competent to give gardening advice. The committee would be expected to outline what they want each season and this would be given to the gardener by Gene. If the gardener needs clarification, she could call one of the committee members for clarification. The following people volunteered to serve on this committee: Frank Tocco, Mary Callier, Bob

Fridley(advisor capacity) and Kathy Wansing. Hopefully, this group can get together soon before the spring flowers are planted. Anyone that has a suggestion about the entrance or the island plantings should contact a member of this group to discuss.

- ✓ The Octoberfest was discussed, with our appreciation to Kay Clancy as chairperson, and Mollie Cottone, Laurie DiMemmo, Dawn Naemi, and Angela Haldeman for the work they did in making the 2008 event a success. A request for volunteers went unanswered, so we are unsure if we will have a picnic in the fall as we have done in the past.
- ✓ Michael Gunter discussed safety and security and mentioned that we were looking into getting a device to swap out the hard drive any time the Sherriff's office needed to get information. The Sound Room has not responded to that inquiry as this date, so nothing has been done to facilitate this effort. Michael also applauded the efforts of home owners using the "No Parking on this side of Street" signs in recent events. He suggested that the Homeowners Association should look into buying and providing these signs when needed.
- ✓ Reminder <http://www.windcastlehoa.freesevers.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.
- ✓ Nominations to replace Beverly Ruff included the re-nomination of Beverly and no opposition. Beverly was elected without dissent to another three year term as trustee for the Windcastle Homeowners Association.
- ✓ The meeting was adjourned at 8:30 pm.

**Reminder:**

**2009 Assessment**

**\$700.00 due now –**

**includes dues and special assessment**

**Payable to**

**Windcastle Homeowners Association, Inc.**

**Mail to:**

**GENE DALLAS,  
33 WINDCASTLE DR.,  
ST. CHARLES, MO. 63304**