

Windcastle Homeowners Association Meeting

January 22, 2014

Held at Kisker Branch Library

Lot Owners represented at the meeting included:

Aiello #25	Greco #15	Ruff #21
Barczykowski #44	Gunter #24	Smith #22
Dierking #39	Hunter #6	Tocco #28
Frahm #26	Jensen #12	

Plat II neighbors attending included:

Link #54

Also attending Gene Dallas.

The Meeting was called to order by Michael Gunter at 7:00 p.m. Following introductions of those in attendance, the following issues were discussed:

- Minutes from the January 30, 2013 Homeowners Meeting were approved as issued without being read at this meeting. The minutes for that meeting as well as prior meetings are available on the website.
www.windcastlehoa.freesevers.com/
- Gene briefly discussed the 2013 actual expenses compared to both prior year and budget. The primary unfavorable variance was due to not receiving any contribution from the Plat II homeowners. Sue had told us after the minutes for 2013 meeting were issued that Plat II would not contribute due to needing the funds for work on the lake and the islands in plat II.
- The budget for 2014 maintains the dues of \$550 per homeowner and assumes that plat II will not provide \$2,000 towards maintenance of the monument and entrance common grounds. That causes our bank balance to decrease by about \$1,300 from the prior year end. The budget was approved by those in attendance without dissention.
- A Nomination and vote was taken to re-elect Beverly Ruff to a three year term. There were no dissenting votes.
- A discussion on landscaping and gardening developed several points.
 - The consensus is that our gardening is adequate at best and far below spectacular and the Christmas decorations this year were less than what

we would like to have for Windcastle. Gene Dallas will discuss these points with Debbie Dunkley, the gardener, and see what suggestions she has for improving the appearance. There were extenuating circumstances for the inadequate decorations that would not be expected to repeat next year.

- The second point, we should have a master plan for replacing the pine trees along the entrance and begin to implement that plan over a number of years, even if it means we have to take down a few of the pines before they die naturally. Craig Frahm offered to get some plans and estimates from several landscape design firms.
- Lastly, after a brief discussion about vehicles going onto the common ground leaving tire tracks and indentations, it was decided that we would inquire with the county to see if we could change the curbing along that stretch to a more angular curb making it more difficult to leave the street and go onto the common ground.
 - We agreed to add a plat map to the website to indicate the common ground areas.
- A discussion about some recent vandalism issues was left unresolved, but Bev reminded everyone to keep doors locked and alarms set to protect your property. Most of the violations would seem to be performed by teenagers, including two mailboxes being knocked over at the same residence within a few months' time.
- Another discussion on dogs being allowed to roam and the fact that several dogs have actually bitten neighbors without being provoked. We ask everyone to try to keep their dogs contained and advise anyone being annoyed by a stray dog to call the St. Charles County Sheriff.
- We discussed without any decision whether having the meeting at the library in January was an ideal time to get a larger turnout of homeowners. Most people in attendance felt that having the meeting at a homeowner's home would likely result in better attendance. Also, if we agreed to pay the dues without having a vote prior to the meeting, we could have the meeting later in the spring time.

The meeting was adjourned shortly after 8:30 pm.

Windcastle Homeowner Association Dues are due now.

Please send checks for **\$550.00** should be made payable to “**Windcastle Homeowners Association, Inc.**” and mailed to:

**Windcastle Homeowners Association
6209 Mid Rivers Mall Drive, Suite #276
St. Peters, MO 63304**