

# Windcastle Homeowners Association Meeting

February 28, 2011

Held at Kisker Branch Library

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Lot Owners represented at the meeting included:

Aiello #25	Frahm #26	Ruff #21
Beauchamp #40	Franklin #19	Tocco #28
Buerk #3	Goodrich #43	
Dallas #33	Gunter #24	
Dierking #39	Killian #8	

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Plat II neighbors attending included:

Maurer # 75	Stewart #61	Wibbenmeyer #60
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The Meeting was called to order at 7:00 p.m. The following issues were discussed:

- ✓ Minutes from February 2010 were approved as issued. The minutes for that meeting as well as the two prior meetings are available on the website.
- ✓ Gene Dallas discussed the 2010 expenses compared to Budget and the prior year. Explanation of variance from the prior year and budget included additional dues collected from one homeowner that had been delinquent in 2009. Expenses were close overall to both prior year and budget, but a significant favorable variance occurred in Maintenance Expenses being \$2100 under budget and \$2500 below the prior year. This variance was due to unusually high expenses in the prior year due to extensive work being done at the entrance and on the islands to trim back the overgrown bushes and trees.
- ✓ The 2011 budget was proposed with dues of \$500 per lot owner. Plat II Homeowners Association has paid \$2000 for the lots that have been sold. This is 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.
- ✓ Dues of \$500 per lot owner are due now and will be delinquent if not paid by April 15, 2011. Checks should be made payable to "Windcastle Homeowners Association, Inc." and mailed to Gene Dallas, 33 Windcastle Dr. , St. Charles, MO 63304.

## 2Windcastle HOA Meeting Minutes - Continued

- ✓ Nominations to replace Gene Dallas for a three year term as Trustee of Windcastle Homeowners failed to secure a nominee. Gene agreed to continue on for another three year term and there was a unanimous vote to retain Gene in this position.
- ✓ The dues for the Treasurer have been waived for the past several years and a motion was made to do this again in 2011. The motion was seconded and approved by all in attendance.
- ✓ Michael Gunter discussed the security cameras. He also emphasized the need to have people in the neighborhood use good sense in closing garage doors and arming home security systems. There was some discussion regarding the grinder pump systems and their service and replacement requirements.
- ✓ Michael also mentioned that the website address can be accessed by either of these two internet addresses.

<http://www.windcastlehoa.freesevers.com/index.html>

or

<http://www.tinyurl.com/wchoa>

- ✓ Michael Gunter acknowledged Ed and Kay Clancy and their picnic committee that worked hard to provide a successful Oktoberfest event this past fall season. There were no volunteers to assist with that event in 2011.
- ✓ Michael Gunter also acknowledged Frank Tocco for his guidance and leadership in working with the contractor to replace several of the dead pines along the entrance with a small grouping of smaller trees, boulders, and shrubs.
- ✓ Beverly Ruff updated everyone with some additional information regarding the Pitman Hill project that is scheduled to begin this spring and continue until next spring. Beverly indicated the project would include sewers, sidewalks, curbs, turn lanes, and would not intrude on the entrance to Windcastle subdivision.
- ✓ In response to one recent complaint regarding the Waste Management trash service, we asked if anyone had experienced any problems with Waste Management and everyone in attendance said they had not had any problems. We will attempt to deal with any problems as they occur.
- ✓ Beverly initiated a discussion about the two way stop sign intersection at the north end of Windcastle Place where it crosses Windcastle Drive into Plat II. She and others have witnessed numerous close calls by drivers not making the stop either coming from or going into Plat II. It was the county's decision to make this a two way stop sign intersection based on a much lower volume of traffic at the time the signs were installed. Many of the violators are contractors working on the homes in Plat II. Everyone should take caution when approaching this intersection because the drivers on Windcastle Drive assume that the other drivers will make their stop before entering the intersection.

### 3 Windcastle HOA Meeting Minutes - Continued

- ✓ A request to the floor to entertain any new business generated a comment regarding plat II participation with the plat I Homeowners Association and we told them that we were not familiar with the wording of the Plat II bylaws but once they controlled the Plat II homeowners association they could vote to become part of our group and we would vote to include them. We all agreed that we would like to become one group as soon as it can be done.
- ✓ The meeting was adjourned at 8:15 pm.

**PLEASE REMEMBER TO PAY YOUR DUES PRIOR TO APRIL 15<sup>th</sup>.**

Checks should be made payable to “Windcastle Homeowners Association, Inc.” and mailed to Gene Dallas, 33 Windcastle Dr. , St. Charles, MO 63304. \$500.00