

Windcastle Homeowners Association Meeting

February 15, 2010

Held at Kisker Branch Library

Lot Owners represented at the meeting included:

Aiello #25	Ruff #21	Twillmann #5
Callier #27	Smith #22	Wallner #32
Dallas #33	Tocco #28	Wansing #9
Killian #8	Topping #36	Watson #6

Other neighbors attending included:

Johnson # 72	Link # 54	Maurer # 75
		McGraw #100

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

- ✓ Minutes from February 2009 were approved as issued. The minutes for that meeting as well as the two prior meetings are available on the website.
<http://www.windcastlehoa.freesevers.com/index.html>
- ✓ Gene Dallas discussed the 2009 expenses compared to Budget and the prior year. Explanation of variance from the prior year and budget included a shortfall from dues collected from the unsold lots in plat II and one delinquent homeowner in plat II. Expenses were close overall to both prior year and budget, but significant variances occurred in Maintenance Expense (\$1500 over budget) offset by Insurance Expense (\$700 under budget); Picnic Expense (\$500 under budget); and Water Expense (\$240 under budget). Maintenance Expense was higher than budget in part due to the more extensive work required due to additional work demands made by our gardening committee headed up by Frank Tocco. We owe them a debt of thanks for the good leadership they provided. The Picnic Expense was zero in 2009 due to our inability to find someone to organize the event normally held in October. Water Expense was lower due to the cooler weather last year and the excessive rain last spring.
- ✓ The 2010 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. Plat II will be billed individually for the trash pickup costs in June. The budget and dues were voted on and approved without dissention.

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- ✓ The dues for the Treasurer have been waived for the past several years and a motion was made to do this again in 2010. The motion was seconded and approved by all in attendance.
- ✓ Dues of \$550 per lot owner are due now and will be delinquent if not paid by April 15, 2010. Checks should be made payable to “Windcastle Homeowners Association, Inc.” and mailed to Gene Dallas, 33 Windcastle Dr. , St. Charles, MO 63304.
- ✓ Frank Tocco discussed the possible replacement of the dead pines along the main entrance into the subdivision. Due to the expense of replacing the dead pines and their apparent inability to adapt to that area, Frank proposed to replace the pines with a smaller grouping of ornamentals and large rocks. He and Bob Fridley will look into this further and advise costs and plans as the weather permits. Depending on cost, we may have to defer some of this work until later.
- ✓ Gene Dallas discussed the security cameras, having explained that the \$150 a month payment to Sound Security would end at the end of 2010. The cameras have functioned well, but it is difficult to know if they have deterred any crime in our area. Some of the plat II people were interested in what types of crime had occurred in our subdivision and we explained that most of the crimes were walk-ins rather than break-ins. We further acknowledged that we are not aware if our camera data had been utilized by the police to apprehend anyone. Rob Topping suggested we put up a few more signs advising drivers that our sub division is protected by video surveillance. He also believed he had at least one such sign in his garage.
- ✓ The annual picnic in October has been budgeted at \$500, but there are no volunteers at this date to plan and organize this event.
- ✓ The stop signs have been replaced in plat I and all of the fire hydrants have been repainted. Beverly Ruff has contacted St. Charles County road officials to have them come out and replace the broken curbs on the islands. This work is scheduled to be done in March or April of 2010. The large trucks have a difficult time turning in the small space allowed and routinely drive up on the curb, causing the concrete to break. We have begun to move some of the plants away from the curb area, but our sprinkler heads continue to be routinely broken as well.
- ✓ A brief discussion was held with the plat II homeowners regarding their affiliation with the plat I homeowners. We explained that although it is our desire to have one homeowners group for all of Windcastle, they would have to take that issue up with Sue Schaeffer.
- ✓ 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. Our by-laws are in pdf format if anyone needs to obtain a copy for their use.

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- ✓ Nominations to replace Al Wansing for a three year term as Trustee of Windcastle Homeowners failed to secure a nominee during the meeting; however Michael Gunter has agreed to accept the position for the next three year term.
- ✓ We thank Al Wansing for the leadership he provided during his time in office.
- ✓ The meeting was adjourned at 8:15 pm.

Reminder:

2010 Assessment \$550.00 due now –

**Payable to
Windcastle Homeowners Association, Inc.**

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