

February Trustee/Annual Homeowners Meeting 2/13/2024 6:00-8:27pm

Attendees:

David Lewis
Sharon Woelbling (phone)
Rod McKenzie
Melissa Huelskamp

Trustee Meeting

- Pool pass process will remain the same. We will use the UPS Store for file merge/printing/cutting/laminating. We will need to set the expectations with homeowners that pool forms that have not been turned in on time will experience a delay of 1 week with pass creation.
- David reviewed agenda for homeowners meeting.
- Trustees will need to discuss pool repairs to be done. David will remove any electronic gating expenses added into the budget for pool. David will explain budgeting forecast for pool repairs (Pool Repair for Reserves).
- Bears in front and back of subdivision need to be resealed. Sharon will talk to Jayne Juern to see if her contact can do the work and report back to Trustees.
- Garden Club positions have changed for 2024 and welcome letter/website will need to be updated. Mary Edele is President. Pat Kilroy-Govero is Vice President.
- David will turn over PO Box key to Rod.

Homeowner Meeting

David Lewis
Rod McKenzie
Melissa Huelskamp
Attorney Lester Stuckmeyer Jr.
Mayor Guccione
Alderman Jordan Broviak
Alderman Robert Hussey
Golf Course – Mike Bober
Garden Club – Mary Edele
Neighborhood Watch – Betty Jarvis/Officer Ben Childers

- Introduction of Trustees, board, attorney, new neighbors, city officials.
- Agenda/budgets were handed out.
- David mentioned website to homeowners.
- Mayor is always available for questions/meetings. Discussed construction – highways, roundabouts. Taxes have not been raised since Mayor has been in office.
- Military banner will be displayed in Wentzville. Banners are also available for purchase through Heros program in honor of fallen service people.

- Alderman Hussy addressed potholes. If you have issues with potholes, report to city via website or you can send an email to the city.
- Golf Course – thanked residents for monitoring golf course and reporting concerns. Improvements – cleaned up bushes on 13th hole and working on stone wall. T-boxes have been sodded, trees planted/removed. Clubhouse is being utilized a lot for weddings. This year the golf course is getting new golf carts with GPS. These can be tracked at the golf course. A few more t-boxes are being put in and hail damage repairs are ongoing.
- Vendor wedding fair is this upcoming weekend. St. Patrick’s Day Scramble event, Easter brunch is being planned. Flyers were made available to homeowners.
- No fishing in lakes. Personal golf carts are not allowed on golf course.
- Garden Club – Garden Club plants and maintains entrances in Bear Creek and the butterfly garden at the pool. They will be planting new plants for spring and summer.
- Garden Club meets first Thursday of every month (no meetings in Jan/Feb) at 11:30am at the clubhouse. First meeting will be held on 3/7. Anyone interested in welcome to attend.
- David announced C&R open committee position. David is doing in the interim.
- Pool Committee has open positions. Sharon doing in the interim.
- Neighborhood Watch – Neighborhood Watch has been existence since 2016. There are 18-20 members on committee. Looking for members to join. National Night Out is a popular event. This event has been held in October last couple of years.
- Officer Ben Childress – Subdivision officer liaison.
 - 11 calls for well being checks
 - 14 false alarm calls
 - 9 calls peace disturbance
 - 7 calls property damage
 - 26 traffic stops
 - 42 vacation checks
- Overall, low crime subdivision.
- Homeowners can search ‘Business Residential Liaison’ on the city website to find Officer Ben Childress.
- Assessments are due, make sure to pay these. Budget is tight this year. There is always the possibility that the Trustees will be raising the assessment rate for 2025 to \$300 per year. David reviewed budget.
- Pool is 20 years old. Repair recommendations will be posted on the website for residents to see.
- Newsletter will reflect repairs and what improvements have been made to the subdivision.
- Homeowner concern on lifeguards and the associated cost. Recommended to have pool pass holders waive liability and remove lifeguards.
- Homeowner was interested in raising assessment by \$50 specifically for pool reserve.
- Trustees to meet together to decide if assessments should be raised by \$50/year for capital improvement fund.
- First 2 weekends in May to be looked at for pool pass pickup at pool parking lot. Pool forms are available online.

- UPS will be printing pool passes. There will be a delay if pool pass forms are not turned in prior to pool season.