

**MINUTES OF THE 2022 WINDING TRAILS SUBDIVISION HOMEOWNERS
ASSOCIATION MEMBERS MEETING November 8, 2022**

The regular 2022 Annual Meeting convened at the Woodlawn Presbyterian Church at 7:08 P.M. by Trustee/President Thomas Finley. Trustee/ Treasurer Catherine Scheiner and Trustee/ Secretary Rick Wagner were also in attendance. Nine other lot owners were present for a total of **(12)** twelve owners. Seventy-eight **(78)** owners sent in signed proxies. The necessary quorum of thirty-nine (39) was therefore satisfied with ninety **(90)** lot owners participating.

Note: Previous Meetings

2014- 24 present & 57 proxies

2015- 34 present & 47 proxies

2016- 23 present & 54 proxies

2017- 18 present & 55 proxies

2018- 24 present & 45 proxies

2019 -17 present & 64 proxies

2020 -12 present & 54 proxies

2021 -12 present & 88 proxies

A proof of notice was mailed to each lot owner and a notice of the meeting with a list of all owners filed with the Wildwood City Recorder.

The Trustees were introduced by HOA President Finley and any new homeowners were called upon to introduce themselves. The meeting agenda was outlined as well as the procedure to use a speaker's card.

The first item on the President's agenda was the Annual 2022 Expenditure/2023 Budget presented in highlight form. A 2022 Expenditure-2023 Budget statement had been circulated to each owner by mail and a copy was also given to each owner present. Given the notice requirements for the meeting and time required to send out documents, it was pointed out that calendar year expenditures were only available through the end of September 2022 and did not yet constitute a complete calendar year of data.

Receipts

Fees collected by the end of September 2022 amounted to \$61,958. Additionally \$257 in interest and \$55.00 in recording fee releases were collected for a total of \$61,958.

By the end of October, the HOA had nine (9) lot owners delinquent for \$11,406. This was an improvement from thirteen(13) delinquents the prior year. Three (3) of those nine (9) have been in arrears longer than two years.

Significant interest rates are specified in the Indenture for lateness. Liens are placed on all accounts in arrears and include the base amount, interest, recording fees upon payment or sale of the property.

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Expenditures

Lighting

The HOA has eighty-seven (87) street lights. Until this year when a second phase of major repair work on the private road was completed, the cost of street lighting had always been our single costliest expenditure. Lighting costs comprised about 40% of our total fees collected. At the end of September, lighting cost \$19,078 with \$25,678 projected by the end of 2022. As the older sodium vapor lamps expire, Ameren replaces them with more cost efficient LED lamps. Rental of all the poles is included in the yearly cost.

Circles

Six broken cul de sac curbs had to be replaced by the city this year. Most damage resulted from large garbage and delivery truck attempting to navigate around cars parked on the street in front of the cul de sac. HOA coordinated with Public Works regarding a road surface issue on Big horn Basin Ct. which was promptly corrected by the City of Wildwood.

Routine care of the circles was \$5,940 to date. Replacement of dead plants was moved to early 2023 given the dry weather during the summer and the difficulty watering the number of circles. Budgeting for 2023 does not anticipate any major work and is set at \$6,000.

(1) **Private Road:** Snow/ ice removal and other maintenance is conducted as a result of a suit Saladin et al vs James Jennings et al (2003). See www.morelaw.com for a comprehensive reading of the decision to understand why the HOA has to maintain this sole private road in the Subdivision. Its twelve lots comprise 3% of the total Winding Trails(WT) lots .

The Subdivision spent \$2,567 to remove snow and ice from the private road portion of Eagles Nest Court. This compared to \$2516 for all of the previous year.

Phase 2 of planned maintenance work on the road surface was completed in July 2022 by Leritz/ Busy Bee Construction. It was more extensive than the Phase One work in 2021.

The second phase began at the entrance to the road near its top entrance and necessary due to deteriorated pavement primarily resulting from the stopping/starting weight stress from buses, garbage trucks, and normal resident traffic. Old asphalt was removed to a depth of 3 inches. Three inches of new asphalt (587 Sq yards) was added and compacted. Then the the original center seam, patched in several spots was milled away from the end of the new cap to the end of the road. This was somewhat less than 1/8th mile and required 745 square yards of asphalt. Total cost for both phases was **\$49,825**. While expensive, this work was undertaken to head off any more serious problems in the future which might require an assessment against each owner in the HOA to pay.

The Trustees will do an assessment of any soil erosion resulting from unusually heavy rains in July around the base of the large road culvert underneath this road near 552 Eagles Nest Ct. Any corrective work would compete with the need to continue paving in 2023.

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Legal: There were no legal expenses as a result of violations to date (Oct) . However at least two separate Indenture violations against owners are in progress are projected to cost at least \$1000 by year's end. General services related to the Association itself was **\$923**.

City Village Admin: City Village is a collection service that has provided admin and financial services to WT since about the year 2000. It collects and handles all mailings, billings, collections, and legal work related to liens.Total cost for services for the HOA has been **\$4,922** (\$4,643+ \$225+ \$54) to date of the statement.

Insurances: Commercial insurance policies are mandatory for the subdivision. We maintain four types of insurance: commercial general liability, umbrella, fidelity bond, and directors/officers liability. To date of this statement, the insurance costs for the four coverages were \$2,565 with an expected late invoice (estimated to be \$4,000). Projected cost for 2023 is **\$5065**. The premiums for 2023 are expected to increase, but no invoices have been received as of this meeting.

Website: Our website is www.windingtrailshoa.org. It includes the HOA indentures and an architectural review form to be submitted for lot and home modifications such as fences, structural changes, etc. for mandatory HOA Board approval. In prior years, the HOA was given free hosting on the net by the web designer for several years. This year maintenance issues cost and hosting cost were \$548. A hosting contract was initiated in August.

(9) Woodlands Entrance Monument: Lighting cost for the entrance monument at Big Horn Basin Drive was budgeted \$200 for the year but only \$125 was spent.

A general discussion about expenditures took place.No signifiant issues were raised. The Chair next moved to the next item on the agenda, the Annual Assessment.

Annual Assessment

The President began this part of the meeting stating that given the increased inflation this year, the Board determined that a Cost of Living Adjustment needed to be applied to the present annual fee of \$164 (as mandated in the Indenture). Applying the Oct 2022 CPI (8.2 % or \$13.00 (Rounded down) to the present fee(\$164), would increase the new fee to **\$177 per year**. (CPI increases are per Section VI(5) of the Indenture.

The increase to **\$177** per lot should allow the HOA to meet its obligations for 2023. The projected fee increase would yield a total of \$68.322 for 2023.

The Chair opened the floor for discussion about the 2023 Annual Assessment. A general discussion took place with a general sentiment agreeing that the increase was necessary.

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Next the Chair called for a motion for the new Annual fee to be less than \$177. No motion followed, and the Chair next called for a motion for the new fee to be set at \$177. A motion was made to set the fee at \$177 by Henry Hermes with a second by Catherine Scheiner. The floor was closed to further motions, and a vote was called. All (12) twelve owners present voted in favor as did the Trustees vote all seventy-eight(78) proxies in favor. The motion to increase the fee to \$177 carried unanimously.

Single Trustee Election

The next order of business was the election of a single Trustee to fill the expiring position of Mr. Rick Wagner. Having served on the Board since its inception as Vice-President and later Secretary, Mr. Wagner announced his desire to retire. The Chair thanked Mr. Wagner for his long and faithful service to the HOA.

Mr. Finley called for nominations from the floor to fill the single trustee position. Mr. Henry Hermes, 1922 Berthoud Pass stood and was recognized by the Chair. Mr. Hermes expressed interest in becoming a Trustee, He then shared his experience and qualifications. A brief discussion took place regarding the duties of the Secretary.

The Chair then called for any others interested in serving to announce so. There being no other interest expressed, the floor was closed to further nominations. The Chair called for a vote and Mr. Don Denney nominated Mr. Hermes for Mr. Wagner's vacant position. A second was made by Mr. Dennis Velleca. A vote was called by the Chair and all 12 attendees present and 78 proxies voted to elect Mr. Hermes to the Board for a three year term. The HOA thanked Mr. Wagner for his long service and the Trustees welcomed Mr. Hermes as the new member.

Lot Owner Forum

The Chair opened the floor to any other items that Members desired to discuss in regard to the Subdivision. Due to time constraints each speaker would be limited to three minutes. Discussion was brief and no significant issues were raised.

Adjournment

There being no further business after a final call, the President then called for a motion to adjourn which was made by Mr. Ralph Tyson with a second by Mr. Dennis Velleca. The motion carried unanimously and the meeting concluded at 8:18 P.M.

Approved:

Thomas Finley
President/Trustee

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