

# Wynfield Estates Meeting Minutes

**October 30, 2022**

I. The meeting was called to order at 7:00 p.m.

A. The Trustees were introduced.

**Steve Faust** – 314-614-0453

**Mike Steis** – 314-277-8159

**Bob Sax** – 314-323-4893

B. A sign-in sheet was available at the door. Number of homeowners present and number of homes represented is TBD.

C. To replace the expiring term of Steve Faust, a request was made to nominate a replacement. Sarah Johnson generously agreed to fill Steve's position and donate her time. In the future, DNI management can perform the services of trustees at \$8000-\$9000 / year.

II. Trustee reports

A. The minutes from the 2021 meeting were read and approved.

B. One new homeowner was in attendance.

C. Cortez presented the treasurer's report

- Four homes had outstanding assessments. One home was 2 years in arrears.
- \$59,607 accounts receivable
- \$68,934 was spent (includes a few one-time common ground expenses)
- \$15,000 is the budget for common grounds
- \$27,983 was spent on common grounds
- \$9,328 is the total 2023 deficit
- \$30,000 remains in reserve
- 2023 budget, trash should remain the same, common ground budget will be increased to \$19,000, \$14,000 for M&S, \$2000 for irrigation (excludes cost of water and lighting). **If all homes pay their assessments, we will have \$400 remaining after all budgeted expenses,** but we have not received 100% of assessments in the last 3 years.

The annual assessment is currently \$500 / household. As a reminder, the \$500 assessment includes Waste Connections trash and recycling hauling, which at \$217.00 per home.

D. Residents are supposed to be billed 7% for late assessments. Steve Faust proposed that we increase the late penalties. It was decided that after the Feb. 1 delinquency, and after a 30 day grace period, starting March 1, the City and Village notifications will advise that \$100/month late fee up to a maximum of \$500 will be assessed.

- E. A motion was made to accept the Treasurer's Report, seconded, and passed.
- F. Minutes are maintained on the website [www.Wynfield.net](http://www.Wynfield.net).
- G. **Common Ground** –
- Seeding and straw for the common ground expansion will be approximately \$5000, not yet budgeted.
  - If you spot someone driving motorized vehicles in the common ground or dumping in the common ground, please notify a trustee.
  - M&S plans a 4% increase for 2023. It was suggested that we put the service out for bid.
- H. **Street Lights** - Of the 29 street lights, a handful have been replaced with LED as the old lights fail. To replace all older lights with LED would be approximately \$2880, not yet budgeted. Motion made, voted down for now.
- I. **License Plate Reader System** - The Flock security camera license-plate reader system was explained and proposed, 2 year lease, \$2700 for the first year, \$2400 for the second year, not yet budgeted. Motion made, majority voted to table the issue until next year.
- J. A reminder was extended, that tree branches should be a minimum of 8 ft. above the sidewalk and 12' above the street. Trees and shrubs should not encroach upon sidewalks. If a homeowner requires assistance, please call a trustee. If you encounter trees or shrubs anywhere in Wynfield Estates that require trimming, please contact a trustee.
- K. If you spot an irrigation issue, notify a trustee.
- L. County regulations prevent trash cans in front of the house.
- M. If you are aware of any malfunctioning street lights, please call Ameren at 314-342-1111 and give them the number located on a tag on each pole. If you cannot locate the tag or if it's too high to read, please report the approximate street address to a trustee. We will attempt to build a map of lights and their numbers.
- N. A thank you was extended to Brian Smith for his electrical work at the entrance, to Nancy Grogan for handling the website duties, and to the Keeven's for the Christmas decoration work and storage.
- O. If you see issues with the sidewalks, please call St. Louis County.
- P. Reminder: Any property improvements must be submitted to the trustees for approval. Article IV of the indentures covers this in detail. A summary of Article IV has been uploaded to the website.
- Q. Reminder: Visible signs of any kind require trustee approval.
- R. It was suggested that we consult an attorney regarding enforcement of the indentures for violations such as commercial vehicles and possibly modifying the indentures to further restrict residents from renting or leasing their homes, and to prevent the creation of a group home. This would require signatures from 2/3 of the homes.
- S. A motion was made for Rudy to purchase a \$50 WalMart gift card to give to the New England village resident who walks the area collecting trash, seconded, and passed.
- T. We have requested that a volunteer from each street (two for Tollgate and Wynfield Terrace) help us greet new homeowners so that we can welcome them officially with a hand-delivered letter. A sign-up sheet was passed around.
- U. It was suggested that we use City and Village to send the agenda in advance. Cost is TBD.
- V. A motion to adjourn was made at approximately 7:50, seconded, and passed.