



November 13, 2023

Wynfield Subdivision Associates Annual Meeting

Agenda

1. 7:00 pm – Call to order and introduction of trustees

Mike Steis – 314-846-8512

Bob Sax – 314-323-4893

Sarah Johnson – 314-518-2938

2. Roll Call – Please sign in

3. Approval of 2022 meeting minutes

4. Treasurer's Report – Cortez Nichols

5. Updates / Reports:

- a) Minutes will be posted on the website, Wynfield.net.
- b) The annual assessment is currently \$500 / household. This fee includes trash service, all landscaping and common ground improvements, and irrigation (sprinkler) systems. A motion to increase will be made.
- c) Sidewalks must be free of trees and shrubs. Tree branches should be at least 8 ft. above the sidewalk and 15 ft. above the street. ***If you need help trimming trees or shrubs, contact one of the trustees.***
- d) If you are aware of any irrigation malfunctions or visible leaks, please report it to one of the trustees. Hundreds of dollars were wasted in 2023 due to unreported leaks in Wynfield irrigation systems.
- e) We have received complaints of homeowners dumping in the common grounds. Additionally, there are reports of vehicles and trailers driven into the common ground damaging sprinkler heads and valves. If you spot an infraction, please inform the trustees ASAP.
- f) We continue to work on the creation of a Wynfield welcoming committee, dividing Wynfield into sections / streets and assigning volunteers to welcome new residents with a welcome letter, directions to the website and indentures, etc. Please volunteer to help.
- g) It has been 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. No progress in this area as yet.

6. Reminders

- a) Submit a plan for any property improvements or exterior projects to trustees for approval. See the Article IV summary on Wynfield.net.
- b) STL county ordinance requires that trash and recycling containers be stored at least three (3) feet behind the main residential structure. Your cooperation is appreciated.
- c) Report malfunctioning streetlights to Ameren, 314-342-1111. Always include the light pole number. If you cannot find the number, please notify one of the trustees.
- d) Report any damage to streets such as potholes and/or sidewalks to St. Louis County, 314-615-8538.
- e) Special thanks to volunteers Brian Smith (electrical), Nancy Grogan (website), the Keevan family (Christmas decorations), and Cortez Nichols.

7. Adjournment