



# FALL 2021 NEWSLETTER

WOODLAND LAKES TRUSTEESHIP, INC.  
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## PROPERTY OWNERS MEETING

**April 10, 2021 10:00 a.m.**

Woodland Lakes Community Center

*We need 100 owners present to meet  
the quorum requirement.*

## April 10, 2021 Property Owner's Meeting SUMMARY OF MINUTES

The Meeting was called to order by Tracy Harris at 10:01 a.m. after quorum had been met.

The Pledge of Allegiance was recited.

Each of the candidates for Trustee (Rebekah Houseman, John Kimack and Craig Kinmann) spoke briefly about themselves and their goals if elected.

Ballot Counter volunteers were selected.

Four Amendments to the Trust Indenture were presented to the property owners. The Amendment to Article XI, (giving the office staff or a single Trustee the authority to allow a single entry pass for specific purposes), Article XI, (allowing the Board of Trustees the right to act more appropriately to rule violations and truly consider each incident on a case-by-case basis), Article XXXVIII, (allowing the Board of Trustees the right to act more appropriately to rule violations and truly consider each incident on a case-by-case basis and adding dumpster violations), Article XI, (to prohibit short term vacation rentals by proprietors/entrepreneurs. The preserve Woodland Lakes as it was intended; to be used by owners, their family members, and personal guests).

Mike Williams read the minutes from the October 3, 2020, Property Owners Meeting and same was approved.

Bob Weider gave the financial report and indicated that the yearly audit was included in the packet hand-out.

Mike Williams gave the maintenance report indicating that the DeLago and Graystone bathhouse renovations are nearing completion.

Hazel Nesbit gave the lake and fish report and informed the property owners that a professional engineer will be out to look at Emerald Lake and it will be repaired.

A few property owners had questions and comments.

The board then invited everyone to join in the activities of the day outside the community center.

The meeting was adjourned at 10:57 a.m.

*[Editor's note: All Amendments passed. John Kimack, Rebekah Housman and Craig Kinmann were elected for the 3 vacant Trustee positions.]*

## Recent Developments

One of the many things that we have been working on is securing and protecting this community from a criminal element that would seek to take advantage of your hard work and generally good nature.

**It is with great excitement that the Board of Trustees introduce Deputy Chris Barton.**

Deputy Barton officially began working in the community July 19, 2021. He is a sworn Deputy in Washington County and retains all the same rights, privileges, and protections afforded to any Deputy serving Washington County. His service area is Woodland Lakes. We would like to congratulate Chris on becoming the newest member to the WL Team.



## Welcome Deputy Chris Barton!

## Upcoming October 2, 2021 Property Owner Meeting

### TRUSTEE OPENINGS

There are no openings for Trustee at this time.

### PROPOSED AMENDMENTS

The following amendments to the Trust Indenture will be submitted to the property owners for vote at the next property owner meeting. Proposed additions to existing amendments are in **bold type**, and proposed deletions are in ~~striketrough type~~. Comments and explanations relative to the proposed amendments are enclosed in [brackets] and in *italic type*.

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**Proposed by: Woodland Lakes Trusteeship, Inc.**

#### Amendment to Article III October 2, 2021

(A). There shall be a uniform annual assessment of One Hundred Thirteen Dollars (\$113.00) per lot, per year, effective October 4, 2014, and ~~Eighty Dollars~~ **One Hundred Eighty Dollars (\$180.00)** per Owner Entity effective **September 1, 2022** upon and against the several lots or parcels of land in said subdivision for the purpose of carrying out the general duties and powers of the Trustees as described herein and for the further purpose of enabling the Trusteeship to defend and enforce the restrictive covenants as herein described. At least, but not less than three dollars (\$3.00) per lot per year of the said annual assessment shall be allocated for the stocking of our lakes, at least but not less than five dollars (\$5.00) per lot per year shall be allocated for repairing only of our roads and at least but not less than twelve dollars (\$12.00) per owner entity shall be allocated to be only used for the purpose of re-sealing and repairing the hard surface roadways within the Woodland Lakes Subdivision. Twenty-five Thousand dollars (\$25,000.00) per year to be placed in a dedicated fund entitled "Lake Special Account" for the purpose of maintaining, repairing and improving the lakes, dams and spillways within the Subdivision. Fifty Thousand dollars (\$50,000.00) will be placed annually in an account dedicated solely for the repair and replacement of equipment. Commencing in the fiscal year beginning September 1<sup>st</sup>, 2004 the uniform annual assessment for each fiscal year shall be due and payable on September 1<sup>st</sup> of each fiscal year.

[This Amendment would raise the current annual assessment \$100.00 per entity, #1 lots only. See "Fast

**TRUSTEE BOARD MEETINGS**  
**2<sup>nd</sup> Saturday of each month**  
**10:00 a.m.**  
Woodland Lakes Community Center

*Facts" on page 3.]*

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**Proposed by: Woodland Lakes Trusteeship, Inc.**

#### Amendment to Article XIV October 2, 2021

Effective ~~April 14, 1994~~, **October 2, 2021**, (**Note\* In this section, a vehicle refers to any motorized vehicle to include ATV's, UTV's, boats and any other motorized component utilized for transport.**) no lot owner or guest shall leave any vehicle at any time on any lot, roadway, or other common ground within the development, when such vehicle shall be inoperable or abandoned. Vehicles which are inoperable shall be considered abandoned unless repairs shall be completed on them and the vehicle becomes operable within a reasonable time, said reasonable time to be determined in the discretion of the Trustees. Vehicles which are legally registered, and vehicles in regular use, whether or not registered, shall not be considered inoperable unless abandoned on common ground, **roadway, or roadway right-of-way. A vehicle and/or camper is considered abandoned if left upon any portion of the development roadway while unattended.** Prior to causing any such vehicle or camper to be removed from the development, the Trustees **and their acting officials** shall make every reasonable attempt to contact the owner and provide a minimum of ~~44 days~~ **48 hours notice, with the exception of vehicles or campers parked upon the roadways or causing a safety concern due to their location.** Any vehicle or camper removed from the development by order of the Trustees, **or their acting officials**, shall be removed by a licensed towing company and stored as allowed by applicable law **and at the owner's expense. If a vehicle or camper is parked improperly on common ground, parking lots, or grassy areas, the vehicle or camper may be towed at the owner's expense. Vehicles or campers that are impeding the flow of traffic, causing a safety hazard, or blocking other vehicles may be towed immediately without warning.**

[This Amendment would allow the Trusteeship to more efficiently remedy situations where vehicles or campers are abandoned in the roadways or on any common ground area.]  
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## Notice Changes coming January 2022

We have been listening to your concerns and have followed up to your question of checking for vehicle insurance cards before entering the Woodland Lakes Community. Beginning January 1, 2022, all guests, family members (without family pass stickers) and prospective buyers will have to show proof of current vehicle insurance coverage before entering Woodland Lakes.

## Fast Facts

### What you need to know about the proposed annual assessment increase:

- **The cost of doing business has increased in the community by nearly double. From payroll increases to basic necessity items such as trash and waste hauling everything has experienced a significant increase.**
- **Why has our community experienced these increases?**  
**A few factors have contributed to the increase in overhead and operating costs:**
  1. **A spike in patronage year over year (Guests and owners alike spent more time here)**
  2. **Service providers have renegotiated rates to reflect an increase in their associated costs to service our community**
  3. **Our infrastructure is aging at a rate that exceeds our ability to apply adequate repairs**
- **We have not had a relevant increase to annual assessments for general expenses since 2016. As a result, the services which keep this place running simply are not sustainable at the current valuation of membership.**

**We NEED this increase – gross value of the increase if it passes will generate approximately \$500,000 that will promote growth and sustainability within the community. If approved by the ownership, we could then focus our efforts towards IMPROVING instead of simply trying to maintain an already strained internal economic platform.**

**A YES vote means you would like to see the community continue to thrive and prosper. Please help us keep Woodland Lakes as one of the greatest places to recreate in the state. We need your help.**

## Projects Pending

The Greens Dam repair project is still underway. The next phase of the repair will consist of trenching and pouring concrete walls in a step-down series and then topping with a "matrix" of boulders and stones to help retain the soil and slow the impacts of catastrophic waterflow.

Chain of Ponds – many volunteers have donated time and resources to the revitalization of the area inside of Woodland Lakes known as "The Chain of Ponds". This was once a walking/hiking trail that carried through a series of pools in the heart of the community. Over the years the area experienced unfortunate neglect and abuse. As a result, the area fell into disrepair and nature reclaimed the area again. With some motivation from Janet and Rodney (the current leads of the project), the work has continued, and the wading trails are slowly beginning to take shape again. If you are interested in joining the volunteer effort to help restore the Chain of Ponds area you may find the group page on Facebook by simply searching "chain of ponds".



American Legion Post: Coming Soon!  
Bill Schnarr and Richard McGee are helping to build a new American Legion post for our Woodland Veterans!  
For more information on how to become one of the founding members of the first American Legion post inside of Woodland Lakes you can contact Bill or Richard at:

WoodlakesVeterans@yahoo.com

## Congratulations

On behalf of the Woodland Lakes Board of Trustees, we would like to congratulate the owners on their recent

acquisition of property located adjacent to the boat ramp  
at Crystal Lake, lots 14&15-003-05. We did it together!