



FALL 2022 NEWSLETTER

WOODLAND LAKES TRUSTEESHIP, INC.
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PROPERTY OWNERS MEETING

October 1, 2022 10:00 a.m.

Woodland Lakes Community Center

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

April 09, 2022 Property Owners Meeting SUMMARY OF MINUTES

The Meeting was called to order by Tracy Harris at 10:03 a.m. after quorum had been met.

The Pledge of Allegiance was recited.

Each of the three candidates for trustees spoke briefly about themselves and their goals if elected. There were three open positions, two 3-year terms (filling the expiring positions of Mike Williams, Robert Weider) and one 2-year term (filling the recalled position of Craig Kinmann). The candidates were: Robert Weider, William Schnarr, and Rodney Heinlein.

Ballot Counter volunteers were selected.

Four Amendments to the Trust Indenture were presented to the property owners. Article XI – Building lots: to allow for more flexibility in the use of building lots not otherwise restricted by the plats. Article XI – W.W. treatment system and Permanent Resident Requirement: to bring this article in compliance with DNR Regulations which Woodland is required to abide by. Article XI – Holding tanks/Residential lots: to bring this article into compliance with DNR Regulations which Woodland Lakes is required to abide by. Article XI, Sheds on Camping Lots: to bring this article in compliance with DNR Regulations which Woodland Lakes is required to abide by. Article XI – Ride in Guests: to assist security personnel in property identifying non-property owners that do not have permission to be in Woodland Lakes from those that do have permission.

Rebekah Housman read the minutes from the October 2021, 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.

The Maintenance Supervisor gave the maintenance report indicating that they are making progress on the newly purchased Crystal Lake Lots and have come up with a plan for handicap parking.

Rebekah Housman then read the S.O.P. changes twice and upon completion of each of the readings, a Motion was made to accept the changes, seconded, all in favor, Motion carried.

The Board reminded everyone of the upcoming Holiday Passes for the Holiday weekend and a few property owner questions were asked and answered.

The meeting was adjourned at 10:43 a.m.

[Editor's note: All Amendments passed. Robert Weider, William Schnarr and Rodney Heinlein were elected for the 3 vacant Trustee positions.]

Announcements

The \$100.00 per entity increase that was voted in by the property owners at the October 2021 Property Owner's meeting will appear on the invoices mailed out with this Newsletter. Cards and stickers will not be available until September 1, 2022.

ALL CURRENT TOY STICKERS WILL EXPIRE ON SEPTEMBER 30, 2022. The cost of the new stickers - \$15.00 each.

Reminder: Per Article XI, 17. Before leaving any guests or family members inside Woodland Lakes that have not been previously signed in at the gate, you must first stop by the gatehouse and sign those guests in and inform the staff that you are leaving your guests inside Woodland Lakes or be subject to fines.

"You are accountable for your own actions, your decisions, your life; no one else is, but you."

~ Catherine Pulsifer

Upcoming October 1, 2022 Property Owner Meeting

Proposed by: Woodland Lakes Trusteeship, Inc.

TRUSTEE OPENINGS

There are no openings for Trustee at this time.

ARTICLE XXXIV
New Article **RESTRICTIVE COVENANTS**
October 3, 2009, October 1, 2022

PROPOSED AMENDMENTS

Entry of Property Owners into Woodland Lakes Subdivision

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 ~~strike through type~~. Comments and explanations relative to the proposed amendments are enclosed in [brackets] and in *italic type*.

Property Owners desiring entry into the Woodland Lakes Subdivision must be properly identified before entry will be permitted. ~~Persons displaying proper identification before entry will be permitted. Persons displaying proper identified to the gatekeeper, such as a Windshield Decal and/or Property Owners Identification Card, shall be immediately admitted.~~

Proposed by: Billy Brandon

Amendment to Article III
October 1, 2022

1. **Property owners displaying a current Woodland Lakes windshield decal shall be immediately admitted.** To obtain a "Windshield Decal" for ~~his or her~~ **their legally licensed** vehicle, visual proof of a valid operator's license issued by the State in which they reside, current registration and insurance of said vehicle is required.

2. ...Such assessments (together with any and all interest and costs of collection, including attorney fees, and charges, which may be lawfully made by or under the authority of the indenture) shall bear interest at the rate of ~~.0083~~ **1.5** percent per month if not paid within thirty (30) days of the date when due...

2. Any property owner who does not have a current **Woodland Lakes** Windshield Decal properly affixed to the **legally licensed** vehicle in which ~~he or she~~ **they** arrives, may gain entry into the subdivision by showing a Property Owner Identification Card, picture identification, **and the vehicle's current proof of insurance. All motor vehicles that are subject to licensing by the state coming into Woodland Lakes must be legally licensed and insured at all times. A Woodland Lakes** Windshield Decal which is not affixed to a vehicle will not be recognized as a valid method of entry. The property owner shall be issued a Temporary Property Owner Vehicle Identification Card and logged in on the owner log. This card shall be displayed on the dashboard of the vehicle at all times while it is in the development and shall be surrendered to the gatekeeper upon exit.

[This Amendment would raise the interest on past due assessments to 1.5% per month]

Proposed by: Woodland Lakes Trusteeship, Inc.

Amendment to Article XI
October 1, 2022

a. **Any property owner wanting to bring in a motor vehicle for recreational use, upon approval of a Trustee or Trusteeship representative, may register the same by providing proof of ownership, current proof of insurance and purchasing a Special Woodland Lakes decal. Motor vehicles registered for recreational use, as well as all registered toys, must be covered by a minimum of liability insurance at all times while operating inside Woodland Lakes.**

13. Any structure, building, mobile home, or camper must be approved by a Trustee **or Trusteeship representative** before being built or located on a lot. Recreational vehicles and mobile homes shall be of commercial manufacture. Pending the construction or placement of a mobile home or constructed dwelling, lot purchasers may, upon approval of ~~the a~~ **a Trustee/ Trusteeship representative**, use a motor home or camper of an approved character on a temporary basis...

[This Amendment would speed up approving/denying structures, buildings, mobile home or campers being built or located on a lot.]

[This Amendment would aid in preventing unlicensed and uninsured vehicles from entering and operating in Woodland Lakes.]

TRUSTEE BOARD MEETINGS
2nd Saturday of each month
10:00 a.m.