



# FALL 2023 NEWSLETTER

WOODLAND LAKES TRUSTEESHIP, INC.  
12 Woodland Lakes, Sullivan, MO 63080

Phone: (573) 468-6505 | Email: woodland@fidnet.com

Website: woodlandlakestrusteeship.com

Facebook: Woodland Lakes Trusteeship

## PROPERTY OWNERS MEETING

**October 7, 2023 10:00 a.m.**

Woodland Lakes Community Center

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

## April 08, 2023 Property Owners Meeting SUMMARY OF MINUTES

The Meeting was called to order by Tracy Harris at 10:00 a.m. after quorum had been met.

The Pledge of Allegiance was recited.

There are two openings for Trustee and four candidates: Matt Schrick, Cecil "Ray" Edgar, Jeremy Decker, and Chris Niebruegge. John Kimack played a recording that Matt Schrick had made introducing himself to the ownership, Jeremy Decker was not present, Ray Edgar and Chris Niebruegge briefly spoke about themselves and what they can bring to the board if elected.

Ballot Counter volunteers were selected.

Five Amendments to the Trust Indenture were presented to the property owners. Article IX – Contract For Deeds: to better define "In Good Standing" and to assist with problems arising out of revolving contract for deed sellers. Article VI – Who Can Vote: removing Contract for Deed buyers' ability to vote. Article XXXI – Who Can Vote: Allowing only owners to vote, not contract for deed buyers. Article VII – Electric Account: Placing a cap on Woodland Lakes' expense for easement clearings required for new electric pole placements. Article XX – Trustee Term Limits: Amendment to end term limits for Trustees so that Trustees can serve for an many consecutive terms as the property owners choose to re-elect them.

Darlene read the minutes from the October 2022, Property Owners Meeting and same was approved.

Darlene 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 Crystal Lake Lots and new mailbox station for deliveries.

A few property owner questions were asked and answered.

The meeting was adjourned at 10:40 a.m.

*[Editor's note: All Amendments passed except the Amendment to end term limits. Cecil Ray Edgar and Matt Schrick were elected for the 2 vacant Trustee positions.]*

## TRUSTEE BOARD MEETINGS

**2<sup>nd</sup> Saturday of each month**

**10:00 a.m.**

## Announcements

**Reminder: We are still encountering individuals being left inside Woodland without being properly signed in. 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.**

## Deputies

Woodland Lakes has hired two Washington County Deputies. Mr. George Goldsberry and Mr. Tyler Stark. Let's all make them feel welcome and give them a wave when you see them out and about.

*"Don't let anyone drain you of your happiness today. Be drama free. Rise above the petty stuff."*

*~Trent Shelton*

## Upcoming October 7, 2023 Property Owner Meeting

### TRUSTEE OPENINGS

There will be two open positions to be filled at the October Property Owners Meeting. Two 6-month terms (filling the remaining 6 months left vacant by both Rebekah Housman & William Schnarr). Currently signed up are Andrew Halbruegge, Jason Smith, and Evan Swengrosh.

August 7<sup>th</sup> was the deadline for candidates to sign up to run for Trustee.

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

#### Proposed by: Jeanine Tinker

### Amendment to Article XX October 7, 2023

Trustees shall serve for a period of no more than ~~two~~ **4 (four)** consecutive terms in office. After a period of one **full year from the end of the 3<sup>rd</sup> year of last term held**, ~~term (as defined in the Indenture)~~ a former trustee, if he or she chooses to run for office again, may register for election at the proper time according to the procedure outlined in the Indenture. ~~This will become effective after the April 1992 property owners meeting.~~ **Any Trustee seated upon the date of effectiveness of this amendment, if they choose to run again, will have their current consecutive time of service counted as part of the 4-term limit.**

**Additionally, Notice will be made of the 60 Day Trustee Candidate registration deadline before the next election; to include information re: dates of pending deadline and election/owner's meeting, how to apply and the requirements to be a Trustee candidate and number of positions to be filled. After the registration deadline, notice will be made of all Trustee candidates and the number of positions to be filled. These notices, when and where applicable, will start 5 weeks before the deadline through to the election and will be made on at least one online communication platform, hosted, and administered by the Woodland Lakes Trusteeship. All candidates will be included in the semiannual newsletter sent prior to that election.** Effective October 8, 2023

*[This Amendment would increase the consecutive Trustee term limit from 2 to 4 terms and ensure that timely notice of Trustee openings is made before each election.]*  
\*\*\*\*\*

## Proposed by: Woodland Lakes Trusteeship, Inc.

### Amendment to Article XI October 7, 2023

d. "Residential," being all lots or land within the subdivision not owned by the ~~Trustees or Trusteeship~~ and not falling within the definition of "Commercial Lots and "Camping Lots". Residential lots shall be designated as ~~"Building" and "Multi-Purpose."~~

~~Unless otherwise permitted on the plats of the subdivision, No structure or improvement shall be placed or constructed on any residential lot~~ **No more than one (1) permanent single family dwelling may be placed or constructed on any residential lot.** Constructed dwellings must have not less than ~~4,000~~ 720 square feet of heated living area exclusive of porches, patios, garages, basements, and attics ~~on lots designated as "building only".~~ **Constructed dwellings must have not less than 720 square feet of heated living area on lots designated as "multi purpose".** Mobile homes or modular homes shall be allowed on residential lots ~~unless expressly prohibited by the plats of the subdivision and if so authorized,~~ **and shall contain no less than 720 square feet in size of enclosed, heated living space. The property owners, by voting in favor of this amendment on October 8, 2023, hereby agree that all plat restrictions in conflict with this Article XI are hereby declared null and void.**

*[This Amendment would eliminate Building Lots, making all residential lots designated as Multi-Purpose.]*  
\*\*\*\*\*

### WHY THIS AMENDMENT?

A lot of time has been dedicated in the past year to acquiring and reviewing the plat map restrictions on all 99 plat maps. It became abundantly clear that the restrictions on the plat maps do not exactly match the designation of most residential lots. Where our definition of multi-purpose lots allow for a home of a minimum of 720 sq ft, a lot of the plat maps for those lots restrict a home to a minimum of 1000 sq ft. Some of the sections that currently have lots labeled as Building, do not have any restrictions on the plat maps at all. The board's solution to clean up the problem with the plat maps is to submit the foregoing Amendment for vote to the property owners. By voting in favor of this Amendment the property owners, themselves, can clear up the mess that is the plat maps and make all residential lots, multi-purpose and thereby making residential lots all equal with the same restrictions. There will be a list of all 99 sections with their Plat Map Restrictions as they currently read made available on our website for your review and we will also have hand-outs of the same at the October Property Owner's meeting.