



FALL 2024 NEWSLETTER

WOODLAND LAKES TRUSTEESHIP, INC.
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PROPERTY OWNERS MEETING

October 5, 2024 10:00 a.m.

Woodland Lakes Community Center

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

April 13, 2024 Property Owners Meeting SUMMARY OF MINUTES

The Meeting was called to order by Matt Schrick at 11:25 a.m. after giving a record number of owners the opportunity to check in and quorum had been met.

The Pledge of Allegiance was recited.

Matt announced that the W.A.V.E. committee were preparing hotdogs, and hamburgers outside for the owners. Matt then informed the owners that an assessment task force committee of owners was being formed and chaired by Kristin Harris and Sharon Stott. The purpose of the task force is to come up with and share ideas on how to fairly introduce revenue generating solutions for Woodland and the proposed wording for amendments.

There are three openings for Trustee and four candidates: Randolph Torralba, Jayson Smith, John Kimack & Evan Swengrosh. Evan had dropped out of the running before the meeting though his name remained on the ballot as they had already been issued. Each of the remaining three candidates spoke briefly about what the ownership can expect from them if elected.

Ballot Counter volunteers were selected.

Five Amendments to the Trust Indenture were presented to the property owners. Article III – Assessment increase for secondary lots. Article XV – Raise the cost of Toy Stickers to \$25 per year. Article XXIII – Raise the cost of Family Passes to \$50.00 per year. Article XXXI – Raise the Holiday Guest Passes to \$25.00 per vehicle. XXXIV – Amendment to charge \$10.00 per vehicle sticker per year.

Bob read the financial report and explained the report for the last fiscal year from the accountant.

Matt then asked for a Motion to Approve the Minutes from the October 7, 2023 Property Owners Meeting. A Motion was made by a property owner, all in Favor. Motion passed.

Rodney Heinlein then read the Maintenance Report.

Ray Edgar read the Fish & Lake report.

A few property owner questions were asked and answered.

The meeting was adjourned at 12:35 p.m.

[Editor's note: The Amendment to increase the cost of Holiday Guest Passes to \$25.00 per car passed. All other Amendments failed.]

Announcements

New office hours went into effect July 8, 2024

Sunday: 9:00 am to 1:00 pm
Monday: 1:00 pm to 5:00 pm
Tuesday: CLOSED
Wednesday: CLOSED
Thursday: 1:00 pm to 5:00 pm
Friday: 9:00 am to 5:00 pm
Saturday: 9:00 am to 5:00 pm

TRUSTEE BOARD MEETINGS

2nd Saturday of each month

11:00 a.m.

Upcoming October 5, 2024 Property Owner Meeting

TRUSTEE OPENINGS

There will be one open position to be filled at the October Property Owners Meeting. One - partial term (filling the remaining 18 months left vacant by Ray Edgar). Currently signed up is Tracy Harris.

August 6th 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: WL Community Assessment Task Force

Amendment to Article III October 5, 2024

1.(A). There shall be a uniform annual assessment of One Hundred ~~Thirteen~~ **Forty-Four** Dollars (~~\$113.00~~) **(\$144.00)** per lot, per year, effective ~~October 4, 2014~~ **September 1, 2025** and 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...

[This Amendment would raise assessments for every lot by \$31.00. Therefore, each Entity would be billed at \$205.50 for owners owning 10 years or less, \$185.50 for owners owning more than 10 years, and \$144.00 for each and every lot.]

Proposed by: WL Community Assessment Task Force

Amendment to Article XI October 5, 2024

3. All lot owners shall have the right to use the roads, streets, drives, lanes and circles within the subdivision as a means of ingress and egress and all other common property within the subdivision, subject to the reasonable rules and regulations promulgated by the Trustees pertaining thereto. Property owners not in good standing shall be denied vehicular ingress to the roadways and common areas of the subdivision and shall be prohibited from operating vehicles while in the subdivision. Exceptions may be made by the Office Staff or any one

Trustee to grant entry by single-entry pass for specific purposes including, but not limited to: to secure property after any property damage or removal of personal items from the lot. Property owners in good standing, who violate the rules for common ground use may be fined at the rates listed below, **and the cost of parts, equipment, and/or labor resulting from misuse or damage to Woodland Lakes land, facilities, roadways, lakes, dams, spillways, refuse receptacles, or other property**. In addition, at the discretion of the board of trustees, the violator may be prohibited from operating motorized vehicles within the subdivision. Should the nature of a rule violation warrant it, the Board of Trustees reserve the right to waive the first, second and third penalties as noted and proceed with immediate action including but not limited to: maximum fine amounts, suspension of common ground privileges and/or legal action.

- First offense -- ~~\$50.00 fine and a warning~~ **\$100.00**
- Second offense -- ~~\$100.00 fine~~ **\$200.00** and **possible** temporary revocation of privileges
- Third offense -- ~~\$200.00 fine~~ **\$400.00** and **possible** revocation of privileges

Guests repeatedly violating the rules for common ground use may be required to leave the subdivision and denied entry in the future.

Any fines assessed on holiday weekends (Memorial Day, July 4th as determined by the Board of Trustees, and Labor Day) will be doubled. The funds collected from any fine shall be allocated 50% to the general fund and 50% shall be allocated to the security fund.

Any fines/**costs** assessed **for property owners, their family or their guests** will be added to the property owner's assessment account and **are due in 30 days from the date of the invoice** and must be paid in full before automobile stickers and owner identification cards will be issued. ~~Fines for violations of guests will be added to the property owner's assessment account.~~ Interest will accumulate at the same rate as the assessments.

[This Amendment will double all fines as well as double the new fine amounts if the violation occurs on a major Holiday weekend. This Amendment would combine those fines listed in Article III and in Article XXXVIII. If this Amendment passes, Article XXXVIII will be deleted in its entirety for redundancy of Article XI. see below.]

THE ARTICLE TO BE DELETED IF XI PASSES

ARTICLE XXXVIII

10/1/16, 04-10-21, **10-7-2024**

~~Property owners and their guests will be fined for the following violations, plus the cost of repairs.~~

- ~~Unattended fires which require our employees to put out.~~

- ~~Vandalism of bathhouses, pool, concession stand, community center or any other facility.~~
- ~~Damage to roadways.~~
- ~~Damage to lakes, dams or spillways.~~
- ~~Misuse of trash Dumpsters~~

Fines will be charged at the following rates:

- ~~First offense --- \$50.00~~
- ~~Second offense --- \$100.00~~
- ~~Third offense --- \$200.00~~

~~Should the nature of a rule violation warrant it, the Board of Trustees reserve the right to waive the first, second and third penalties as noted and proceed with immediate action including but not limited to: maximum fine amounts, suspension of common ground privileges, or legal action. Any fine assessed will be added to the property owner's assessment account and must be paid in full before automobile stickers and owner identification cards will be issued. Fines for violations of guests will be added to the property owner's assessment account. Interest will accumulate at the same rate as the assessments.~~

Proposed by: WL Community Assessment Task Force

**Amendment to Article XV
October 5, 2024**

~~Motorcycles, A.T.V.'s, dune buggies, boats and jet skis shall be brought into the Woodland lakes development by property owners and their families only.~~

~~_____All above mentioned vehicles shall be owned by the property owner and/or their family. Proof of ownership shall be required.~~

Motorcycles, A.T.V.s, dune buggies, SXSs, etc. with motors greater than 49CC (hereafter referred to as "Toys") may be brought into Woodland Lakes by property owners and their family pass holders only by registering them with the office. Registration requires proof of ownership and current insurance, which must be maintained while the Toys are inside Woodland Lakes.

Toys must also have a license plate issued by Woodland Lakes. This plate must be fixed securely to the back of the vehicle and be visible at all times. There will be a \$10.00 charge for obtaining a Woodland Lakes issued License Plate. The plate will include an annual registration sticker, denoting the year the registration expires. The registration sticker must be placed in the designated area on the plate. There will be a \$10.00 charge for obtaining an annual registration sticker. The funds collected from these charges shall be allocated 50% to the general fund,

17% shall be allocated for repairing only of our paved roads, 17% shall be allocated for repairing only of our gravel roads, and 16% shall be allocated for security.

Toy entry is restricted to individuals whose names appear on their equipment identification card. These individuals are required to show photo ID and the equipment identification card upon entry and exit. Family pass holders must show their current family pass as well. Misuse of the Toy privileges may result in warnings, fines, and/or removal of Toys from Woodland Lakes.

[The purpose of this Amendment is to implement a new license plate program for toys, not including watercraft.]

Proposed by: WL Community Assessment Task Force

**Amendment to Article XXXIV
October 5, 2024**

1. Property owners displaying a current Woodland Lakes windshield decal shall be immediately admitted. To obtain a "Windshield Decal" for 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. **There will be a \$10.00 charge for obtaining the Windshield Decal. The funds collected from these charges shall be allocated 50% to the general fund, 17% shall be allocated for repairing only of our paved roads, 17% shall be allocated for repairing only of our gravel roads, and 16% shall be allocated for security.**

[This Amendment will increase the amount for vehicle stickers from \$0 to \$10.00 per vehicle.]

Examples of Plates referenced in the Proposed Amendment to Article XV



No decisions have been made on the design of the plate to be used if the Amendment passes. There will be a CATF Q&A on 9/14/24 immediately following the board meeting.

LETTER TO WOODLAND LAKES OWNERSHIP

FROM: Woodland Lakes Community Assessment Task Force (CATF)

RE: Key Recommendations for October 2024 Vote

DATE: July 15, 2024

Dear Woodland Lakes Ownership,

The CATF is pleased to present several key recommendations for the October 2024 election to enhance our community's financial stability and services.

Recommendations for October 2024 Vote:

1. **Assessments**
 - Increase of \$31 per lot for all lots.
 - Expected revenue increase: \$236,685 annually (\$177,514 after 25% doubtful accounts).
2. **Car/Vehicle Sticker Fee**
 - Introduce a \$10 annual fee per car.
 - Expected revenue increase: \$37,120 annually.
3. **Toy Sticker Fee**
 - Implement a \$10 fee for the plate and a \$10 annual fee for the registration sticker.
 - Expected revenue: \$33,610 for plates (one-time purchase unless broken or otherwise unusable) and \$33,610 annually for stickers.
4. **Fines**
 - Increase fines to \$100 for the first offense, \$200 for the second offense, and \$400 for the third offense.
 - Double fines on holiday weekends (Memorial Day, Independence Day, Labor Day).

Financial Impact of Recommendations:

Potential increase in revenue of \$341,025 annually (\$281,854 after 25% doubtful accounts), achieving a 15.75% operating margin.

Why a 15.75% Operating Margin?

- **Salaries and Wages:** Offer more competitive compensation to attract and retain skilled staff.
- **Inflation:** Counter rising costs.
- **Reserve Funds:** Prepare for future planning and financial stability.
- **Emergencies:** Provide a financial buffer for unforeseen circumstances.
- **Special Projects:** Invest in infrastructure and amenity improvements.

Your support in the upcoming vote on October 5, 2024, is essential for maintaining and improving our community. Thank you for your time and consideration.

The Community Assessment Task Force Members

Camping:

- Birmingham, Tracy
- Campbell, Mary
- Carbray, Heather
- Comeau, Matt
- Forbis, Jenn
- Harris, Kristin (Task Force Chair, Resident Subgroup Facilitator)
- Hinkle, Lisa
- Majewski, Chris
- Matthews, Jessica
- Proffitt, Jeremy
- Schumacher, Jeremy
- Stott, Sharon (Task Force Co-Vice Chair, Multipurpose Subgroup Facilitator)
- Tinker, Jeanine
- Tyree, Tom

Multipurpose:

- Bullock, Stacy
- Carter, Angela
- Echols, Angie (Task Force Co-Vice Chair, Camping Subgroup Facilitator)
- Heinlein, Holly
- LaMartina, Robert
- Puckett, Cyndi
- Reitz, Rob

Residential:

- Jones, Tammy
- Mayfield, Amy
- Rogers, Kevin
- Villano, Diane