

WOODLAND LAKES NEWSLETTER

Spring 2020

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

April 18, 2020

10:00 a.m.

Woodland Lakes Community Center

We need 100 owners present to meet the quorum requirement

Trustee Board Meetings

2nd Saturday of Each Month

10 a.m.

At The Community Center

October 5, 2019 Property Owner Meeting Summary of Minutes

The meeting was called to order by Chris Land at 10:00 a.m. after quorum had been met. Several announcements were made: Family bathhouse is completed, New Stage, 3.2 miles of roads have been chip & sealed, roads patched, office upgrades, fountain in Woodland Lake, and placing an ad to hire a security officer. Ballot counters were called for and chosen.

One Amendment to the Trust Indenture was presented to the property owners. The Amendment was to Article XI 2. 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 Only~~" ~~shall be used for residential purposes only.~~ Residential lots ~~not restricted as "Building Only"~~ shall be identified as **and** "Multi-Purpose"

The April 13, 2019 Property Owner's Meeting minutes were read and approved. Financial and Lake Reports were given.

John Farrar of Air Evac spoke about the air ambulance service and informed the owners that they were signing up individuals out in front of the community center.

Property owners asked several questions regarding lakes, financials, ballots, snack shack, roads, and security.

The meeting was adjourned at 11:16 a.m. The ballot box remained open until 11:30 a.m.

Trustee Openings

There will be three open positions to be filled at the April Property Owners Meeting. Two are 3-year terms and a one-year term (filling the expiring terms of Hazel Nesbit, Bill Mitchell and finishing Chris Land's term).

As of the date of this newsletter, 7 candidates have already signed up for those positions. Currently signed up are Craig Kinmann, Tracy Harris, Lisa Moxey, Dora "Gidget" Rulo, Hazel Nesbit (incumbent), Stephen Caito, and John Geasley.

February 18th was the deadline for candidates' names to be printed on the ballot. As always, persons may indicate their desire to run after the sign-up period or may be nominated from the floor during semi-annual property owner meetings. These individuals' names will not appear on the ballot; property owners wishing to vote for these individuals must write in the name(s) on their ballots.

Absentee ballots will be available on March 15th. Please contact the Trustee office to have one mailed to you or stop in and pick one up.

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: Woodland Lakes Trusteeship, Inc.

ARTICLE XXXIII
New Article
April 18, 2020

~~There shall be a special regular assessment of Twelve Dollars (\$12.00) per Owner/Entity per year for a period of ten (10) years beginning September 1, 2020 for the purpose of re-sealing and repairing or resurfacing the hard surface roadways within the Woodland Lakes subdivision. Said special assessment shall be automatically placed on the ballot for renewal by a majority vote of property owners at a regular or special meeting prior to the expiration of the original (and successive) ten year (10) term(s). Should funds be remaining at the end of any ten year period, they may be used to hard surface additional roadways or parking lots with the subdivision.~~

****This was the last year for the special assessment for the purpose of re-sealing and repairing the hard surface roads. If this amendment does not pass there will be no money for the road paving account. This amendment does NOT increase your assessments.****

Proposed by: Woodland Lakes Trusteeship, Inc.
Amendment to ARTICLE XXXI

Effective immediately, any and all **mandatory** future monetary fees, for any and all purposes, shall be presented to the property owners for approval.

****This change would allow the trusteeship to charge fees for things that are **NOT** mandatory****

Proposed by: Woodland Lakes Trusteeship, Inc.

ARTICLE XI
RESTRICTIVE COVENANTS
Amended 10-3-92, 4-17-93, 10-3-93, 4-8-95 4-12-03,
10-6-18

2 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" ~~Only" shall be used for residential purposes only. Residential lots not restricted as "Building Only" shall be identified as and~~ "Multi-Purpose."

13. Any structure, building, or mobile home or camper must be approved by the Trustees 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 Trustees, use a motor home or camper of an approved character on a temporary basis. Permanent or temporary structures including but not limited to camping cabins shall be permitted in the part or parts of the subdivision designated as "camping lots" or "multi-purpose lots" **"building lots"** with the expressed written approval of the Trusteeship via the permit process upon such terms and conditions as the Trusteeship determines.

Camping cabins shall not exceed 420-sq. ft. on lots designated as camping only lots.

Camping cabins shall not exceed 520-sq. ft. on lots designated as Multi-Purpose.

Campers, Recreational Vehicles, camping gear and equipment may be used on lots designated as building lots during your visits via permit process.

Please keep us updated with your current address, phone number & email address

Proposed by: Woodland Lakes Trusteeship, Inc.

ARTICLE III

ASSESSMENTS BY THE TRUSTEE

Last Amended 10-5-02, 4-13-03, 4-17-04, 4/9/05,
4/8/06, 10/02/10, 4/13/13, 10/04/14

(A). There shall be a uniform annual assessment of One Hundred Thirteen Dollars (\$113.00) per lot, per year, effective October 4, 2014, and Sixty-eight Dollars (\$68.00) per Owner Entity 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. **There shall be a 3% annual cost of living increase added per Owner Entity, per year, including all regular and special assessments, effective September 1, 2020 (FY 2021).** 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 and at least but not less than five dollars (\$5.00) per lot per year shall be allocated for repairing only of our roads. 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 1st, 2004 the uniform annual assessment for each fiscal year shall be due and payable on September 1st of each fiscal year.

****This cost of living increase would help ease the strain on the budget with the inflation on services, materials and help with yearly raises for employees.****

PROCEDURE FOR COMMUNITY EVENTS
A Community Center Rental Agreement must be filled out for all events regardless if they are a private or community event.

2020 Updates

The maintenance department is currently working to renovate Crystal Bathhouse. They will be adding new toilets, new sinks with automatic faucets, LED lighting, hand dryers and soap dispensers.

The parking area at Woodland Lake, near the boat ramp, has been expanded to help accommodate more parking.

Crawford Electric has had Asplundh trimming and cutting trees around the development. This should help to prevent trees and limbs from falling on power lines and disrupting electric service.

An Event Committee has been formed to help plan future events and activities for the community. If you would like to help in any way, please feel free to go to the Woodland Activities Events and Fundraising Committee page on Facebook. They are already hard at work planning several events for the year.

Just a reminder of the Pets or Animal Policy

1. No pets or animals will be allowed in any buildings controlled by the Woodland Lakes Trusteeship with the exception of service animals.
2. Pet shall be kept on a leash or other form of restraint when on premises, when not in an enclosure.
3. No pets on beaches & pavilions.

AMNESTY PROGRAM

The Woodland Lakes Amnesty Program was designed to help generate revenue from lots that are currently behind and in collections. Owners that are behind on their assessments and unable to pay may request that their property be reviewed for eligibility. The program is new and in its early stages but is off to a good start. Go to the Woodland Lakes website at woodlandlakestrusteeship.com, click on the Real Estate tab and you will find the available properties that Woodland Lakes has for sale. If you are interested in participating or have any questions regarding the Amnesty Program, contact Ann Brandon at 314-640-2027, ann@gowithann.com.

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12 Woodland Lakes
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