



# SPRING 2023 NEWSLETTER

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

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## PROPERTY OWNERS MEETING

**April 15, 2023 10:00 a.m.**

Woodland Lakes Community Center

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

## TRUSTEE BOARD MEETINGS

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

**11:00 a.m.**

Woodland Lakes Community Center

### SUMMARY OF MINUTES

The Meeting was called to order by Robert Weider at 10:02 a.m. after quorum had been met.

The Pledge of Allegiance was recited.

Ballot Counters were chosen.

Three Amendments to the Trust Indenture were presented to the property owners. The Amendment to Article III, (raise the interest on past due assessments to 1.5% per month), the Amendment to Article XI, (To speed up approval or denial of questionable structures or campers being brought into Woodland) and the Amendment to Article XXXIV, (Requiring all owners in unstickered vehicles at the gate to show proof of insurance on the vehicle).

The April 9, 2022 Property owner's meeting minutes were read and approved.

Bob Weider gave the financial report and went over the proposed budget for 2023. Bob then asked for a Motion from the floor to accept the budget. Rita Kimack made a motion to accept the 2023 budget, 2<sup>nd</sup> by Donna Thornton. All in favor. Motion Carried.

Property owners had a few questions regarding Amendments and Employee insurance.

The meeting was adjourned at 10:41 a.m.

*[Editor's note: All Amendments passed.]*

### Announcements

Be sure to check out the newly remodeled Northwoods and Pool Bathhouses this summer.

**Easter:** The annual Easter Egg Hunt will be held at Crystal Lake Park on Saturday, April 8, 2023. Volunteers will be needed at noon to help hide the eggs at noon and the hunt will begin at 1:00 p.m.

**Fundraiser:** April 8, 2023 there will be a fundraiser for Clarissa Walker (Woodland Employee diagnosed with cancer) beginning with a Poker Run at 3:00 p.m. The cost will be \$10.00 per card and will start at the parking lot behind the office. The community center doors will open up at 6:00 p.m. for a taco bar, \$10 for adults and \$5 for children 16 & under at the door. There will be basket raffles, 50/50's, games throughout the day and at 9:00 p.m. karaoke will begin. Come out for a day of fun to help us support one of our own. This will be a cash only event. Basket donations for raffles are greatly appreciated and will be accepted at the office.

**Opening day:** April 15, 2023 stick around after the Property Owner's meeting. Hamburgers, Hot dogs, chips & water will be served.

## Upcoming April 15, 2023 Property Owner Meeting

### TRUSTEE OPENINGS

There will be two open positions to be filled at the April Property Owners Meeting. Two 3-year terms (filling the expiring terms of Tracy Harris and Hazel Nesbit). Currently signed up are Matthew Schrick, Cecil "Ray" Edgar, Jeremy Decker, and Chris Niebruegge.

February 14<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 ~~strikethrough 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.**

#### ARTICLE IV RESTRICTIVE COVENANTS Amended April 15, 2023

~~This Article is deleted in its entirety and replaced by Article XI, Restrictive Covenants.~~

1. For a property owner (an owner of any Woodland Lakes property by fee simple title, warranty, or quit claim deed) to be considered "In Good Standing" all assessments, fines and charges which may be lawfully made by or under the authority of this indenture, must be paid in full at all times or entered into a payment plan agreement with the Trusteeship. All assessments, fines or charges added to an owners' assessment account are due within 30 days of invoice date and are subject to interest charges lawfully made by or under the authority of this indenture.

- a. Any lots in Woodland Lakes sold under a contract for deed, the buyer and seller must remain in "good standing". If the seller of lots for contract for deed have unpaid assessments and/or charges on other lots, the seller and the buyer under contract for deed shall not be considered in "good standing".
- b. The buyer under such contract for deed shall not be deemed to be an "owner" of the lot(s) until the buyer has obtained and recorded a valid

deed transferring the property into his/her name. Until such time, the buyer shall be deemed to be a "guest" only and subject to all restrictions, rules and regulations relating to guests of the subdivision, EXCEPT THAT such a buyer, if in good standing and not in violation of any of the restrictions, rules and regulations of Woodland Lakes subdivision, shall have the right to sign in guests.

*[This Amendment Will better define "In good standing" and assist with the problems arising out of revolving contract for deed sellers.]*

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

#### ARTICLE VI AMENDMENTS Amended April 8, 2000, April 15, 2023

2. Any person shall be considered as an owner entitled to vote for any purpose provided for in this indenture provided said person is the owner by fee simple title, warranty, **or quit claim deed** ~~or purchaser of the property under contract for deed~~; and provided that said person shall have fully paid all assessments and charges which may be lawfully made by or under authority of this indenture.

*[This amendment is needed to require a person to be an owner in Woodland Lakes to vote, not allow a person buying contract for deed to vote]*

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

#### ARTICLE XXXV 4/9/11, 4/15/23

Voting Procedure: ...Any person shall be considered as an owner entitled to vote for any purpose provided for in this indenture provided said person is the owner by fee simple title, warranty deed, or **quit claim deed** ~~purchaser of the property under contract for deed~~; and provided that said person shall have fully paid all assessments and charges which may be lawfully made by or under authority of the indenture or have entered into a payment plan agreement with the Trusteeship.

*[This amendment is needed to require a person to be an owner in Woodland Lakes to vote, not allow a person buying contract for deed to vote]*

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

**ARTICLE VII  
AMENDMENTS**

Last Amended 10-7-95, 4/8/06, 10/7/06, 4/14/07,  
05/19/12, 4/15/2023

1 (A). There shall be a special assessment of twenty dollars (\$20.00) per year beginning immediately and continuing for a term of ten (10) years against all new property owners (A new owner being defined as someone, who does not already own property, and is purchasing a lot in Woodland Lakes. Adding/deleting a name does not constitute new owner status) for the purpose of continuing providing electrical transmission and distribution lines accessible to all property owners within the Woodland Lakes Subdivision. **When necessary, the Trusteeship will utilize these funds to pay for new poles to be set by the Electric company for new electric installs. The Trusteeship will also contribute up to \$2,000.00 to be paid directly to a licensed and bonded contractor, approved by the Trusteeship, for the clearing of easement to said poles. The property owner requesting new service shall be responsible for the remainder of the cost of easement clearing. The property owner shall also be responsible for obtaining a contract and submitting the same to the Trusteeship for approval before any work can begin.** Effective April 14, 2012 any funds exceeding \$40,000 can be spent, at the discretion of the full board of trustees, on Lakes, Dams & Spillways only.

*[This amendment will place a cap on Woodland Lakes' expense for easement clearings required for new electric pole placements.]*

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**Proposed by: Tanya Statler**

**ARTICLE XX**

Adopted 4-11-92, 04/15/2023

Trustees shall serve for **as many consecutive terms as the property owners choose to reelect them.** ~~a period of no more than two consecutive terms in office.~~ After a period of one 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.~~

*[This Amendment will end term limits for Trustees so that Trustees can serve for as many consecutive terms as the property owners choose to reelect them.]*

**The flag retirement box will be relocated up by  
the office and is for the respectful disposal of  
U.S. Flags only**

**A Note From the President:**

I wanted to take a moment to address the ownership one last time and offer my sincerest gratitude to the community that has given me the opportunity to serve it. Thank you for giving us the resources and the time to effect positive change. You're in good hands. It is my hope that you will show the future leadership the same respect and courtesies that you have afforded me and the rest of my fellow board members. At the end of the day, we are volunteers who are willing to offer our time and experiences for the betterment of the place we love so much. And with that, we are often times questioned on our methods of doing so. We are merely the temporary stewards of the land and resources. And if we can leave it just a little bit better than it was when we found it – then we have indeed accomplished the which we set out to achieve. The community gets to decide who is filling the vacancies, and I am confident we have shown you examples of strong leadership, as well as maybe some obvious examples of consequence. Trust your intuitions when voting for future trustees and you can't go wrong. It has been a pleasure working for and with all of you. We are still owners, and I may still, on occasion, contribute my creativity in the form of weekend safety briefs from time to time.

**One final safety brief as your president:**

We are all capable of empathy. Look out for one another as you have done in the past.

Don't speed,

Wear a helmet,

Be respectful,

Stay in your lane (literally and figuratively),

Whatever it is, bring enough to spill some

Humbly yours,

*Tracy R. Harris*

President – Woodland Lakes Board of Trustees

2020-2023

## AMNESTY PROGRAM

The Woodland Lakes Amnesty Program was designed to help generate revenue from lots that are currently behind and/or in collections. Owners that are behind on their assessments and unable to pay may request that their property be reviewed for eligibility by contacting Ann Brandon at 314-640-2027, [ann@gowithann.com](mailto:ann@gowithann.com). For information regarding available properties that Woodland Lakes has for sale, go to the Woodland Lakes website at [woodlandlakestrusteeship.com](http://woodlandlakestrusteeship.com), and click on the Real Estate tab.

**For more upcoming events, be sure to  
check the Events page on Facebook and the  
Website at [woodlandlakestrusteeship.com](http://woodlandlakestrusteeship.com)**

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