



SPRING 2024 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

April 13, 2024 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

11:00 a.m.

Woodland Lakes Community Center

SUMMARY OF MINUTES

Property Owners Meeting of 10/7/2023

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

The Pledge of Allegiance was recited.

There are two 6-month term openings for Trustee and four candidates: Andrew Halbruegge, Jayson Smith, & Evan Swengrosh. Each of the candidates briefly spoke about themselves and what they can bring to the board if elected.

Ballot Counter volunteers were announced.

Two Amendments to the Trust Indenture were presented to the property owners. Article XX – Trustee Term limits: An Amendment to increase the consecutive Trustee term limit from 2 to 4 terms and ensure timely notice of Trustee openings. Article XI – Description of Lots: An Amendment to eliminate Building Lots, and make all residential lots designated as multi-purpose.

Darlene read the minutes from the April 2023, Property Owners Meeting and same was approved.

Bob gave the financial report and introduced the 2024 Budget informing the ownership that fireworks for the 4th of July are NOT in this fiscal budget. A Motion to accept the Budget was made by a property owner, another seconded, All in Favor and the 2024 Fiscal Budget passed.

Matt gave the maintenance report giving a condensed version of what maintenance had accomplished the past year.

A few property owner questions were asked and answered.

[Editor's note: All Amendments passed. Jayson Smith and Evan Swengrosh were elected as Trustees.]

Announcements/Upcoming Activities

Easter: The annual Easter Egg Hunt will be held at Crystal Lake Park on Saturday, March 23, 2024 @ noon.

Opening day: April 13, 2024. Stick around after the Property Owner's meeting. Hamburgers, Hot dogs, chips & water will be served.

Memorial Day: Memorial Day activities will include a parade, poker run and band on May 25, 2024.

Craft Show and Swap Meet: June 29, 2024. Watch the Events page for further information.

4th of July Celebration: The 4th of July Celebration, sponsored by the Events committee, will be held on July 6, 2024 with a parade, poker run, band and finish the evening off at Crystal Lake with fireworks.

Labor Day: Labor Day activities will include a parade, poker run and band on August 31, 2024.

**Be sure to keep an eye on the Events Page for
changes and additions to upcoming events.**

Upcoming April 13, 2024 Property Owner Meeting

TRUSTEE OPENINGS

There will be three open positions to be filled at the April Property Owners Meeting. Three, 3-year terms (filling the expiring terms of John Kimack, Jayson Smith, & Evan Swengrosh). Currently signed up are Randolph Torralba, Jayson Smith, John Kimack & Evan Swengrosh
February 14th 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*.

Proposed by: Woodland Lakes Trusteeship, Inc.

ARTICLE III ASSESSMENTS BY THE TRUSTEE Amended..,04/13/2024

(A). There shall be a uniform annual assessment of One Hundred Thirteen Dollars (\$113.00) per lot (**both primary and secondary lots**) per year, effective October 4, 2014, One Hundred Eighty Dollars (\$180.00) per Owner Entity (**primary lots**), effective September 1, 2022, **and Forty-Five Dollars (\$45.00) per secondary lot, effective September 1, 2024, with an additional Fifteen Dollars (\$15.00) added per secondary lot for the next four (4) fiscal years, (totalling \$60.00 per secondary lot effective September 1, 2025, \$75.00 per secondary lot effective September 1, 2026, \$90.00 per secondary lot effective September 1, 2027, and \$105.00 per secondary lot effective September 1, 2028)**, 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 will raise the secondary lot assessment to \$158.00 each for the September 2024 billing, \$173.00 each for the September 2025 billing, \$188.00 each for the September 2026 billing, \$203.00 each for the September 2027 billing and finally leveling off at \$218.00 each for the September 2028 billing.]

Proposed by: Woodland Lakes Trusteeship, Inc.

ARTICLE XV AMENDMENT

Adopted 10-5-91 / Amended 10-3-93, **04-13-2024**

~~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, SXS's, etc. with motors greater than 49CC, and any watercraft with motors greater than 9.9 horsepower, (i.e.: Toys) may be brought into the Woodland lakes development by property owners and their family pass holders only by registering them with the office, at the cost of \$25.00 per decal, per year. Registration requires proof of ownership, and current insurance that shall be kept current while in the development. Toy ingress is restricted to only those whose name appears on their equipment identification card, and are required to show photo id, and equipment identification card upon entry, (family pass holders are required to show their current family pass as well). Toys are required to display current decal at all times. Misuse of toy privileges are subject to warnings, fines and/or removal of toys from the development.

[This amendment will better define how to obtain toy stickers and raise the price to \$25.00 per toy, per year]

Proposed by: Woodland Lakes Trusteeship, Inc.

ARTICLE XXIII Adopted 4-9-94, **4-13-2024**

Effective September 1, 2024, Property Owners may purchase Individual Family Privilege Passes for immediate family members only for a yearly fee of \$50.00 per pass.

[This amendment will raise the cost of family passes to \$50.00 per year]

Proposed by: Jimmy Davis

ARTICLE XXXI Amended April 13, 2024

2. ~~Effective October 3, 2020~~ **April 13, 2024** there will be a ~~\$40.00~~ **\$25.00** charge per guest vehicle for entry on the three major holiday weekends. (Memorial Day, July 4th as determined by the board of trustees and Labor Day).

[This amendment would increase the Holiday guest fee to \$25.00 per vehicle]

Proposed by: Woodland Lakes Trusteeship, Inc.

ARTICLE XXXIV
RESTRICTIVE COVENANTS

October 3, 2009, October 1, 2022, **April 13, 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. **Effective September 1, 2024, the cost of Windshield Decals are \$10.00 per vehicle, per year.**

[This Amendment would make the vehicle stickers \$10.00 per vehicle, per year.]

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. For information regarding available properties that Woodland Lakes has for sale, go to the Woodland Lakes website at woodlandlakestrusteeship.com, and click on the Real Estate tab.



The annual Stocking of the Lakes

took place on February 29, 2024. The lakes were closed from February 29th through March 14th. Below is a list of what was stocked in each of the lakes.

Crystal Lake: 600 Channel Catfish, 120 Fathead Minnows, 1500 True Bluegill, 480 Largemouth Bass, 480 Black Crappie

Woodland Lake: 250 Channel Catfish, 60 Fathead Minnows, 625 True Bluegill, 200 Hybrid Bluegill, 200 Largemouth Bass, 200 Black Crappie

Emerald Lake: 200 Channel Catfish, 50 Fathead Minnows, 500 True Bluegill, 160 Hybrid Bluegill, 160 Largemouth Bass, 160 Black Crappie

Spring Lake: 150 Channel Catfish, 40 Fathead Minnows, 375 True Bluegill, 120 Largemouth Bass, 120 Black Crappie

SPRING FISH STOCKING



Del Lago Lake: 100 Channel Catfish, 30 Fathead Minnows, 250 True Bluegill, 80 Hybrid Bluegill, 80 Largemouth Bass, 80 Black Crappie

Greens Lake: 100 Channel Catfish, 30 Fathead Minnows, 250 True Bluegill, 80 Largemouth Bass, 80 Black Crappie

Ruby Lake: 70 Channel Catfish, 24 Fathead Minnows, 175 True Bluegill, 56 Hybrid Bluegill, 56 Largemouth Bass, 56 Black Crappie

Piney Lake: 70 Channel Catfish, 24 Fathead Minnows, 175 True Bluegill, 56 Hybrid Bluegill, 56 Largemouth Bass, 56 Black Crappie

Del Vista Lake: 60 Channel Catfish, 22 Fathead Minnows, 150 True Bluegill, 48 Hybrid Bluegill, 48 Largemouth Bass, 48 Black Crappie

Deer Lake: 50 Channel Catfish, 20 Fathead Minnows, 125 True Bluegill, 40 Hybrid Bluegill, 40 Largemouth Bass, 40 Black Crappie

Aspen Lake: 50 Channel Catfish, 20 Fathead Minnows, 125 True Bluegill, 40 Hybrid Bluegill, 40 Largemouth Bass, 40 Black Crappie

