

WOODLAND LAKES NEWSLETTER

Spring 2019

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PROPERTY OWNERS MEETING

April 13, 2019

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

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.

October 6, 2018 Property Owner Meeting Summary of Minutes

The meeting was called to order by Bill Mitchell at 10:00 a.m. after a quorum had been met. Bill made several announcements: the meeting would be audio and video recorded, electronic gates have been ordered, the office is now open 7 days a week, there is a new ice machine outside the office, equipment has been purchased for chip & sealing the roads, the board had met with an engineer regarding the needed repairs to Crystal Lake, and that Woodland is seeking bids on roofing for the old Crystal Lake bathhouse.

Ballot counters were called for. Bill Mitchell explained that there were two volunteers helping with the issuance of ballots and were verifying and initialing the ballots. Bill Mitchell announced that the ballots would be counted at the Community Center immediately following the meeting under video and audio recording in attempt to be transparent.

The candidates running for the 3 open trustee positions each spoke briefly stating what they would like to accomplish if elected.

Six Amendments to the Trust Indenture were presented to the property owners. The Amendments were to Article V (increase the time to speak regarding amendments), Article XI.9. (increase the days of temporary residency to 180 days), Article XXVII. (delete in its entirety since covered elsewhere in the Indenture.), Article XXXI.2. (to charge \$2.00 per vehicle for guests on the 3 summer holiday weekends), Article I.2. (to allow the option of having newsletters emailed). Article X.I. (to allow the option of having newsletters emailed).

John Farrar of Air Evac spoke about the air ambulance service and told the owners that they were signing up individuals out in front of the community center and that later the helicopter would be arriving for the property owners to see.

Approval of the April 14, 2018 Property Owner's Meeting minutes were read and approved.

Financial and Lake Reports were given.

Property owners asked several questions regarding lakes, financials, ballots, social media, roads, and security.

The meeting was adjourned at 11:08 a.m. The ballot box remained open until 11:30 a.m.

[Editor's Note: Hazel Nesbit, Tammy Jones and Robert Weider were elected as trustees. All 6 Amendments passed.]

Trustee Openings

There will be two open positions filled at the April Property Owners Meeting. Both are 3-year terms (filling the expiring terms of Robert Weider and Tammy Jones).

As of the date of this newsletter, 5 candidates have already signed up for those positions. Currently signed up are Craig Kinmann, Robert Weider, (incumbent), Mike (Scooter) Williams, Tammy Jones, (incumbent), and Kirk Campbell.

In January 2019, changes were made to the SOP Vol 1, 2.8.4 which now states that in order for candidate names to appear on the ballot, persons must sign up within sixty (60) days prior to the election date. As such, the deadline to have candidate names appear on the ballot was February 12, 2019. 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

NEW HOLIDAY GUEST RULES

Effective October 6, 2018 there will be a \$2.00 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). To avoid congestion at the Gate, passes are available to property owners for presale at the office. The passes will **only be available at the office** with the exception of when the office is closed during the holiday weekend at which time you may purchase at the gate.

Proposed Amendments

The following amendment(s) 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.

New amendment to Article XI.

16. Failure to comply with the terms and conditions of approved permits, the following fines being assessed:

- **First notification of a permit violation -- \$50.00 fine -- 30 days to come into compliance.**
- **Second notification of a permit violation -- \$100.00 fine -- 30 days to come into compliance.**
- **Third notification of a permit violation -- \$200.00 fine -- 30 days to come into compliance.**

Fines are assessed per permitted item and will be added to the property owner’s assessment account which must be paid in full to be considered “in good standing”. Variances to this amendment can be made by a majority of the board members.

Proposed by: Woodland Lakes Trusteeship, Inc.

**New Article
Fireworks Assessment**

There shall be a regular assessment increase in the amount of Two Dollars and Fifty Cents (\$2.50) levied against and upon each Owner Entity within the subdivision starting September 1, 2019 (FY 2020).

All monies collected from this assessment increase will be deposited in the Fireworks dedicated account and can only be spent on the Fireworks display.

Proposed by: Woodland Lakes Trusteeship, Inc.

Amendment to ARTICLE XXXI

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

To pass, this amendment will require a two-thirds (2/3) majority vote of the property owners eligible to vote and are present at a duly called or special meeting.

To change this amendment will require a three-fourths (3/4) majority vote of the property owners eligible to vote and are present at a duly called or special meeting.

1. Effective April 14, 2012, the Woodland Lakes Trusteeship, Inc. can accept credit/debit cards in the trusteeship office. The cost of the equipment and monthly service charge will be paid by the trusteeship. All transaction fees charged for the use of said credit/debit cards will be charged to the owner at the time of purchase.

2. Effective October 6, 2018 there will be a \$2.00 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). The charge can be paid at the gate by the owner when the temporary guest pass is completed or a pre-purchased guest tag will be available for purchase by the property owner at the office.

Proposed by: Woodland Lakes Trusteeship, Inc.

New Amendment to ARTICLE VII

3...Members of the Board are expected to conduct themselves in a manner which is a credit to themselves, their fellow Trustees, the Board of Trustees, and the Woodland Lakes community. The Board may discuss the actions of any Board member which appear inappropriate and an offending member may be asked to resign. The Board may also impose sanctions against the Board member by three-fourths (3/4) majority vote. Sanctions may consist of the restriction of authority, access, privileges, or other power or benefit related to the office of Trustee but shall not include removal of the Trustee...

Upcoming Community Events

(Unless otherwise noted these events are sponsored and put on by private organizations, not the Trusteeship)

NEW 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.

- **April 20, 2019** – Tom & Karen Hensley will be hosting an Easter Egg Hunt at Crystal Park beginning at 2:00 p.m. Any volunteers to assist in hiding eggs; please be at Crystal Park by 1:00 p.m. Donations of wrapped candy would be appreciated. If you have any questions, please contact Tom or Karen at 573-468-7741.
- **May 4, 2019** – Dan Kerckhoff will be hosting A Community Bags/Cornhole tournament at the Community Center. There will be a charge of \$30.00 per team or \$15.00 per person. You can register in the office.
- **May 25, 2019** – The Community Neighborhood Watch will be hosting a Poker Run. Sign up starts at 12:00 at Crystal Lake Park. The run starts at 1:00 p.m. and ends at 4:00 p.m.
- **May 26, 2019** – The Community Neighborhood Watch will be hosting a Pancake Breakfast from 7 a.m. – 11 a.m. at the Community Center. The cost is \$5.00 all you can eat.
- **July 6, 2019** – The Community Neighborhood Watch will be hosting a Poker Run. Sign up starts at 12:00 at Crystal Lake Park. The run starts at 1:00 p.m. and ends at 4:00 p.m.
- **July 7, 2019** – The Community Neighborhood Watch will be hosting a Pancake Breakfast from 7 a.m. – 11 a.m. at the Community Center. The cost is \$5.00 all you can eat.
- **August 31, 2019** – The Community Neighborhood Watch will be sponsoring a Poker Run. Sign up starts at 12:00 at Crystal Lake Park. The run starts at 1:00 p.m. and ends at 4:00 p.m.
- **September 1, 2019** – The Community Neighborhood Watch will be hosting a Pancake Breakfast from 7 a.m. – 11 a.m. at the Community Center. The cost is \$5.00 all you can eat.

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

2019 Updates

We are pleased to announce that in the 2018 fiscal year, Woodland Lakes purchased some equipment and started chip and sealing our roads.

Our staff has been trained on the equipment and has completed the first few areas and plan to stay on top of repairs and chip and sealing new roads anytime the weather and funds allow.

While the roads are being completed this year, please keep an eye on our website and Facebook page for road closures. Thank you in advance for your patience.

The new Electronic Gates have been installed and are now operational. Our gate guards will still be in charge of all those entering and exiting the subdivision. At this point, entry and exit procedures have not changed.

The Trusteeship is working on getting the building behind Crystal Lake Bathhouse updated and convert it into a family friendly bathhouse.

We have filled the Maintenance Supervisor position and we have also hired a Security Supervisor, more details to come.

Toy Sticker Renewal/Registration

All toys (Side-by-sides, 4 wheelers, dune buggies, boats with motors over 9.9 hp, golf carts, go carts, etc.) have to be re-registered this year. Your current Pink sticker expires 9/30/19.

If you have a current PINK sticker on them, you will only need to bring in your current insurance card to get the new sticker, plus \$15.00.

If the toy is not already registered, you will need to bring in proof of ownership, proof of insurance and the \$15.00.

In order to receive the new stickers, you will be required to sign a Waiver of Liability.

AMNESTY PROGRAM

The Trusteeship is pleased to announce the implementation of an Amnesty Program. The program will allow, under certain circumstances, for the Trusteeship to forgive past due assessments and take the property to be resold. Please check out our website at www.woodlandlakestrusteeship.com or contact Jeanine Tinker at wreamnesty@gmail.com for more information.

FACEBOOK

Don't forget to check out Woodland Lakes Official Facebook Page to keep up on everything from improvements, community events, changes in office hours and any and all things Woodland.

Woodland Lakes Trusteeship, Inc.
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