



FALL 2020 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

October 3, 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

10:00 a.m.

Woodland Lakes Community Center

June 13, 2020 Property Owner's Meeting SUMMARY OF MINUTES

The Meeting was called to order by Nick Carlisle at 10:01 a.m. after quorum had been met. Bob Weider made an announcement on how the meeting procedure had changed due to Covid-19.

Nick Carlisle read several announcements: The pool and concession stand opening July 1st, status of the lift station, there is a new Crawford Electric installation process, a new vehicle was purchased for the purpose of security and an individual has been hired for security.

The candidates for three open positions spoke briefly stating what they would like to accomplish if elected.

Four Amendments to the Trust Indenture were presented to the property owners. The Amendment to Article XXXIII (continuing the \$12.00 road paving assessment without an expiration date), Article XXXI, (future mandatory monetary fees to be approved by property owners), Article III, (3% cost of living annual increase to assessments), and Article XI, (removing "residential purposes only" from description of Building lots and allowing campers and RV's on Building lots via permit process.

The October 13, 2019 Property owner's meeting minutes were read and approved.

Nick Carlisle read an excerpt from SOP Vol 1.2.6. and announced that the Board of Trustees have decided to make the meeting as short as possible due to Covid 19 and to comply with State and County recommendations.

The meeting was adjourned at 10:42 a.m.

[Editor's note: Hazel Nesbit, Tracy Harris and Craig Kinmann were elected as trustees. Amendment XXXI passed; all others failed]

NEWSLETTER SIGN UP!

You can now sign a waiver at the Trustee
Office to receive your Newsletters and bills
via email.

Upcoming October 3, 2020 Property Owner Meeting

There are no current open Trustee positions

FAMILY PASS PRICE INCREASE

Beginning in the 2021 Fiscal Year,
the costs for family passes
will be **\$25.00/each**

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. Amendment to Article XXX October 3, 2020

2. Effective October ~~6, 3, 2018~~ **2020** there will be a ~~\$2.00~~ **\$10.00** 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.

[This amendment would beneficially increase the Holiday Guest fee from the current \$2.00 to \$10.00. This would apply to the following Holiday weekends: Memorial Day, Independence Day, and Labor Day. All other weekend guest entry would remain free-of-charge to guests.]

Proposed by: Dawn Niebruegge Amendment to Article I October 3, 2020

- a. If a Trustee has submitted his or her written or verbal resignation, or is properly recalled by the property owners, they must wait a minimum of 2 full terms (6 years) before he or she will be eligible to serve on the Board of Trustees. Effective immediately.

Proposed by: Woodland Lakes Trusteeship, Inc. Amendment to Article III October 3, 2020

(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~~ **Eighty** Dollars ~~(\$68.00)~~ **(\$80.00)** per Owner Entity **effective September 1, 2021** 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. 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 **and at least but not less than twelve dollars (\$12.00) per owner entity shall be allocated to be only used for the purpose of re-sealing and repairing the hard surface roadways within the Woodland Lakes Subdivision.** 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.

[2020 was the last fiscal year for the special assessment for the purpose of re-sealing and repairing the hard surface roads. The previous amendment did not pass at the Spring meeting which means we will not be collecting the \$12.00 road paving fee for this upcoming 2021 fiscal year. If this amendment does pass, we can start collecting this assessment again for the 2022 fiscal year.]

2020 UPDATES

What a year this has been! This year has certainly had its challenges with the pandemic and protests going on in our country and around the world. Through these troubled times our Woodland Lakes community continues to grow. This year we have seen the largest number of new owners that we have seen in many years. We would like to officially welcome all the new property owners and hope that you will all enjoy the community as much as we do.

Upcoming Events

Due to the COVID-19 pandemic, we have not included “Upcoming Events” in this Newsletter. Please frequently check the Woodland Lakes Website for any upcoming events.

2020 4th of July Celebration



NEW CONCESSION STAND



You may have noticed that there is a new concession stand. The old, worn out building was removed, and a new building took its place along with a concrete ramp. Be sure to check out the new concession stand the next time you are here.

Calling All Feedback!

As you can see, we've updated our newsletter. Tell us what you think on the 'Owners Only' Facebook Page!

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.

To see what's available, go to the Woodland Lakes Website at woodlandlakestrusteeship.com, click on the Real Estate tab. If you are interested in participating or have any questions regarding the Amnesty Program, contact Ann Brandon at 314-640-2027 or send her an email at ann@gowithann.com.