



# SPRING 2022 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 09, 2022 10:00 a.m.**

Woodland Lakes Community Center

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

## October 02, 2021 Property Owner's Meeting SUMMARY OF MINUTES

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

The Pledge of Allegiance was recited.

Tracy announced that Woodland Lakes calendars were being sold and that Justin from the Ambulance Service was in attendance to address the owners.

Ballot Counters were chosen.

Two Amendments to the Trust Indenture were presented to the property owners. The Amendment to Article III, (\$100.00 per entity increase) and The Amendment to Article XIV, (To gain more control to tow abandoned vehicles).

The April 10, 2021 Property owner's meeting minutes were read and approved.

Justin from the Washington County Ambulance Service spoke to the owners about the importance of the property tax vote in Washington County to allow the county to open and staff more stations in the area to reduce the response time for emergency calls.

Kevin Lejeune Rogers asked for volunteers for the Christmas activities.

Bob Weider gave the financial report and went over the proposed budget for 2022. Bob then asked for a Motion from the floor to accept the budget. Dan Padget made a motion to accept the 2022 budget.

Motion was seconded. All in favor. Motion Carried.

Hazel Nesbit gave the Lake and Fish report indicating the Crystal Lake Pump is currently not working and attempting to get the company to honor the warranty. The lakes are being tested and Greens dam is close to being finished.

Property owners had a few questions regarding the increase and entertainment committee

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

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

## TRUSTEE BOARD MEETINGS

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

**10:00 a.m.**

Woodland Lakes Community Center

## Special Property Owners Meeting August 7, 2021 Summary of Minutes

The Special Property Owner Meeting for the recall of Craig Kinmann was called to order by Tracy Harris, roll call was taken, and the Pledge of Allegiance was recited.

Tracy announced that the meeting is being recorded and advised that the events are still considered to be ongoing and as a result the board may not have the option to discuss certain aspects of the Recall and that the meeting shall remain orderly and respectful. Ballot counters were selected.

Tracy explained the reason for the recall being Breach of Fiduciary Duty.

Craig spoke on his own behalf.

Several property owners had questions for both the board and Mr. Kinmann.

The meeting was adjourned.

*[Editor's note: The property owners recalled Mr. Kinmann by a vote of 541 to 50.]*

## Upcoming April 09, 2022 Property Owner Meeting

### TRUSTEE OPENINGS

There will be three open positions to be filled at the April Property Owners Meeting. Two 3-year terms (filling the expiring terms of Robert Weider and Michael Williams) and one 2-year term (filling the recalled position of Craig Kinmann).

As of the date of this newsletter, 3 candidates have signed up for those positions. Currently signed up are Robert Weider, William Schnarr & Rodney Heinlein.

February 8<sup>th</sup> was the deadline for candidates' names to be printed on the ballot. As always, persons may indicate their desire to run after February 8<sup>th</sup> and must be nominated from the floor during the 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.

### 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*.

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

#### **Amendment 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."

*[This Amendment would allow for more flexibility in the use of Building Lots that are not otherwise restricted by any plat restrictions.]*

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

#### **Amendment to ARTICLE XI**

9. ~~Aerators followed by soil absorption fields will be allowed on lots with individual water supply where the lots are or will be occupied by permanent (more than 180 days per calendar year) residents and where the lots are of 3 acres or more in size. An individual no-discharge holding tank shall be used on lots with individual water supply where the lots will be occupied by permanent residents and where the lots are 1/3 acres to 3 acres in size. On lots that will be occupied by temporary residents (180 days or less per year), an aerator followed by a soil absorption field will be allowed if the percolation test is suitable. An individual no-discharge holding tank shall be used if the required percolation test shows that the soil is not suitable for use of a soil absorption field. No permit shall be issued for an aerator unless~~ **This amendment is required by the rules and regulations of the Department of Natural Resources and the Washington County Health Department. The Washington County Health Department is the governing authority, with respect to Woodland Lakes, for all onsite waste-water treatment (septic) systems including holding tanks that receive less than or equal to 3,000 gallons per day of domestic waste-water. There shall be no new onsite waste-water treatment systems including holding tanks of any nature placed on any lots designated as "camping" lots. No permit for any waste-water treatment systems for "Residential" lots shall be issued without an approved permit from the Washington County Health Department and a percolation soil morphology/soil evaluation having been performed, at the lot owner's or purchaser's expense, by a professional engineer registered in the State of Missouri indicating that effluent shall be contained on the lot as required by the rules and regulations of the Missouri Clean Water Commission, Department of Natural Resources. The minimum size of the tile dispersal field required in connection with the aerator shall be 750 square feet or such lineal feet as to comply with the Clean Water Commission regulations. The exact size of the tile field shall be determined by the professional engineer to assure compliance with the Missouri Clean Water Commission rules. Soil absorption fields must have at least four (4) feet of soil beneath the proposed trench bottom and above rock formations, bedrock or other impervious strata. All single-family wastewater treatment facilities and all dispersal lines and outfall points appurtenant thereto shall be located at least twenty-five (25) feet away from the nearest property line to prevent any off-lot or lot-to-lot discharge of effluent. The size, design and construction of an aerator shall comport with applicable laws.**

- a. **To become a permanent resident on a residential lot, you must first have a well, State approved waste-water treatment**

(septic) system and a home of the appropriate size for the lot designation.

- b. There shall be no permanent residences including cabins or other structures that could be used for residential purposes allowed on camping lots. Only camper-type vehicles or sheds no more than 420 sq ft are allowed on camping lots. Usage of camping lots are limited to no more than 180 overnight stays per 12-month period. Lot owners shall have year-round access to their lot and other amenities within Woodland Lakes for maintenance and enjoyment purposes.

*[This amendment would bring this article in the Indenture into compliance with DNR Regulations which Woodland Lakes is required to abide by.]*

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

#### **Amendment to ARTICLE XI**

10. In the event that any individual ~~Residential~~ lot does not pass ~~the percolation~~ **a soils and site evaluation, then the lot purchaser or owner shall contact the Washington County Health Department to determine if a holding tank is a viable option under their permitting authority, test requirements set forth herein, then the only approved method of wastewater disposal shall be an individual sealed vault type holding tank constructed of non-corrosive materials.** The size of said holding tank shall be at least 1,000 gallon capacity, and shall be of an approved a design and construction as required by law and approved by the Washington County Health Department. Each lot purchaser or owner shall be required to cause said holding tank to be regularly pumped by any person, firm or corporation approved by the Trustees in order to assure compliance with applicable law.

*[This amendment would bring this article in the Indenture into compliance with DNR Regulations which Woodland Lakes is required to abide by.]*

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

#### **Amendment to ARTICLE XI**

11. ~~The only approved on site method of wastewater or sewage disposal in the part or parts of the subdivision designated as "camping lots" is by means of collection in individual, portable holding tanks and discharged into a state approved collection facility to be constructed by the Grantor and to be operated and maintained by the Trustees or by installation of an approved individual sealed vault type holding tank.~~

No new onsite waste-water treatment (septic) systems including "holding tanks" of any size or nature shall be placed or installed on a camping lot, except those contained within a commercially manufactured camper-type vehicle.

*[This amendment would bring this article in the Indenture into compliance with DNR Regulations which Woodland Lakes is required to abide by.]*

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

#### **Amendment to ARTICLE XI**

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" with the expressed written approval of the Trusteeship via the permit process upon such terms and conditions as the Trusteeship determines.

~~Camping cabins~~ **Sheds** 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.

*[This amendment would bring this article of the Indenture into compliance with DNR Regulations which Woodland Lakes is required to abide by.]*

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

#### **Amendment to ARTICLE XI**

17. **RIDE IN GUESTS/FAMILY:** Property owners who intend to leave their family and/or guests (that rode into the development with the property owner or in someone else's vehicle) unaccompanied inside Woodland Lakes for any reason or any length of time must first register their guest/family at the gate before departing.

*[This Amendment would assist security personnel in properly identifying non-property owners that do have permission to be in Woodland Lakes from those that do not have permission.]*

## 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.

### **Assessment Increase**

**An assessment increase of \$100.00 per owner entity was voted in October 2021.**  
**Your next assessment bill (due Sept 1, 2022) will have the \$100.00 increase added to each owner entity.**

**Reminder: All guests and family members are required to show proof of current vehicle insurance at the gate for entry. (effective 3-1-22)**

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