

Minutes for the annual subdivision meeting of the Wilderness Trails Homeowner's Association held November 16, 1992 at Geggie Elementary.

Trudy called the meeting to order at 7 PM and accomplishments of the last year were reviewed:

- Individual trash pickup service was investigated, however, it was determined to be much more costly than a central dumpster.
- Metal signs were put up for some streets. New signs will be put up on all streets.
- Road repairs were done twice: February and October of 1992. Bill Fenton contacted the company who did the repairs.
- Thanks to the people who helped fill cracks along the main road, the Fentons, Norm Falls, the Suttons and Rick Johnson.
- Two weed trimming work parties were held.
- The installation of a dusk to dawn light was made possible by the new bridge construction.
- The board has asked Harold McFarland and Bill Fenton to install a rock shoulder along specified sections of the main road.
- The long overdue \$1700 assessment from the Urhahn property was collected.
- We have received approval from the post office to place mail boxes by our homes. It is up to each individual homeowner to decide whether they want to move their mailbox. You must contact the post office if you want to make this change.

Scott Kirkpatrick passed out the budget and reviewed it. If you have any questions call Scott.

Bill Fenton presented and discussed a 5 year road maintenance plan he had prepared. He emphasized several points:

- It is important to maintain the roads or our investment will be lost.
- It costs far more in the long run to replace roads if they are not properly maintained.
- It is important to seal the roads as it protects the surface so water doesn't perk through. Chip and seal on the main road would water proof it and save its surface.
- He drove home the message that if we don't start maintenance this year, next year the cost will double to do the same work.

Bill then introduced his Road Adoption Plan. He had mapped out the subdivision and divided the roads into sections. He asked families to sign up to be responsible for a particular section. These families will seal the cracks and do the sealing work on their section of road. Contact Bill (938-4156) for supplies to fill the cracks.

Scott Kirkpatrick reviewed a 5 year financial plan that would enable the subdivision to put Bill Fenton's maintenance plan into action. The financial plan would require \$50 a year per lot owner for three years, \$300.00 the fourth year and \$200.00 the fifth year. We have three years remaining of our current assessment of \$300.00.

Robin Sutton addressed the Highway 109 project. Currently there are committees working with the East-West Gateway Council that are determining a master plan for road construction in the St. Louis Metropolitan area. The Highway Department will not proceed with further route studies of Highway 109 until the Gateway Council approves the project sometime in 1993. Public hearings are scheduled for input. January 19th in Hillsboro there will be a public hearing by the Gateway Council to get input on the needs of Jefferson County. It is an open meeting.

Trudy asked Harold McFarland to identify the 100 acres adjacent to Wilderness Trails. If the property ever sells, or is developed, they will have to purchase easement rights from our road. Mrs. Click has advised that we be aware of this.

Trudy reminded everyone that the subdivision Declaration of Dedication and Restrictions will need to be rewritten or extended by the year 2000. The "Dedication and Reservations" section can never be changed. Changes in other parts of the document can be made. Harold McFarland reminded us that we need 75% of the landowners to sign an affidavit to simply extend the document.

The floor was opened for nominations to the Board of Supervisors. A motion was made to reelect the current board. The motion was seconded. The motion passed. The officers are Trudy Schmidlap, Scott Kirkpatrick, Robin Sutton, George Wasson and Bob Langewisch.

John Barhydt made a proposal to hire a contractor to clean up the trash area. A discussion followed, suggestions were made to redesign it, possibly move it, and to use retaining wall lumber instead of fencing material.

A motion was made to empower the board to hire a contractor to build a structure to enclose the trash dumpsters. The cost would be divided among all the home owners and billed over four quarters. The motion was seconded and passed.

The meeting was adjourned at 8:30 PM.