

**WILDERNESS TRAILS OWNERS ASSOCIATION
SUMMARY OF ANNUAL MEETING HELD 9-13-16
7:00 p.m. at Bus Stop/Dumpster Area**

The meeting was called to order by Valerie Conley, Secretary, in the absence of President Pete Serve. Twenty-seven homeowners were present.

Aneta Kolb, Treasurer, presented financial statements, as well as a request from a homeowner that they not be charged interest on overdue balance of over \$4,000. No payments have been made on the account for 6 years. Those present were sympathetic to financial troubles, but the motion was made, seconded and passed to continue charging interest on the account.

We have signed a new contract for trash/recycling hauling which will go into effect January 1, 2017, and save a substantial amount of money. The company is Waste Connections; same number of pickups and sized dumpsters.

Road repair plans include sealing straight cracks where needed and digging out and replacing the base and asphalt of some "alligatored" spaces. The crack sealing is scheduled for early October, and the other work is planned for this fall. It was noted that the recently replaced culvert on Green Valley had a lot of rock washed downstream during the latest very heavy rainfall. This will be added to the list for work day. (Update: Pat Keller inspected the culvert and immediate action was needed. Larger rock was delivered and spread by Pat and Fred Kolb.)

The question of chickens has been brought to the board's attention. Subdivision bylaws state that besides horses on 2 acres or more, no animals are permitted other than usual and customary pets. Acknowledging the increased popularity of chickens as pets, as well as the many area municipalities that now allow chickens within limits, chickens can reasonably be considered usual and customary pets. As with all animals, they are subject to removal if found to create a nuisance or danger. The motion was made, seconded and passed that no more than six female chickens (no roosters) will be allowed, and they must be penned and not allowed to run free outside or across property lines.

Jeff Schneider provided a map of the acreage for sale along Wilderness and Green Valley. It is 41 acres beginning at the For Sale sign, running north of Green Valley under the power lines up the hill beyond them, ending at the corner of Green Valley. It is offered for \$300,000. It is part of the original subdivision plan that has never been subdivided or developed, and will be part of Wilderness Trails, subject to our restrictions and fees. Size of lots will be subject to county rules.

Homeowners were reminded to maintain their properties, including trimming trees/shrubs along all roads the property adjoins. This is a safety and liability issue as well as courteous to neighbors. Conditions should be checked past the driveway, around corners on corner lots, and on undeveloped property as well.

The fall work day is scheduled for Saturday, October 1, at 8:00 a.m. Trimming common areas, cleaning out drainage ditches, spreading rock, checking sand boxes and cleaning up mulched areas are jobs to be done that benefit all property owners. If you can't work that day, jobs can be done when it's convenient for you. We have people who spend a lot of time voluntarily trimming, mowing and picking up trash.

The Halloween Hayride is Saturday, October 29. Gather at 6:00 along Green Valley; those whose houses aren't visited can pass out treats before the wagon leaves at 6:30. The Miles family will get a wagon and straw, and a collection will be taken to pay for the straw at the event. It will also be available to buy if you need some.

Crystal Fry volunteered to join the board, and Charlotte Miles stepped down. A motion was made, seconded and passed to nominate and elect the remaining members and Crystal Fry to one-year terms on the board. The resulting board is:

Pete Serve	636-938-5024
Aneta Kolb	636-938-9664
Jeff Schneider	314-280-8769
Valerie Conley	636-587-9831
Crystal Fry	636-587-2553

The beautification committee was commended for the work it has done in the subdivision.

The meeting was adjourned.

DATES TO REMEMBER:

October 1—WORK DAY

October 29—HALLOWEEN HAYRIDE

BRIDGE PROPERTY ROAD

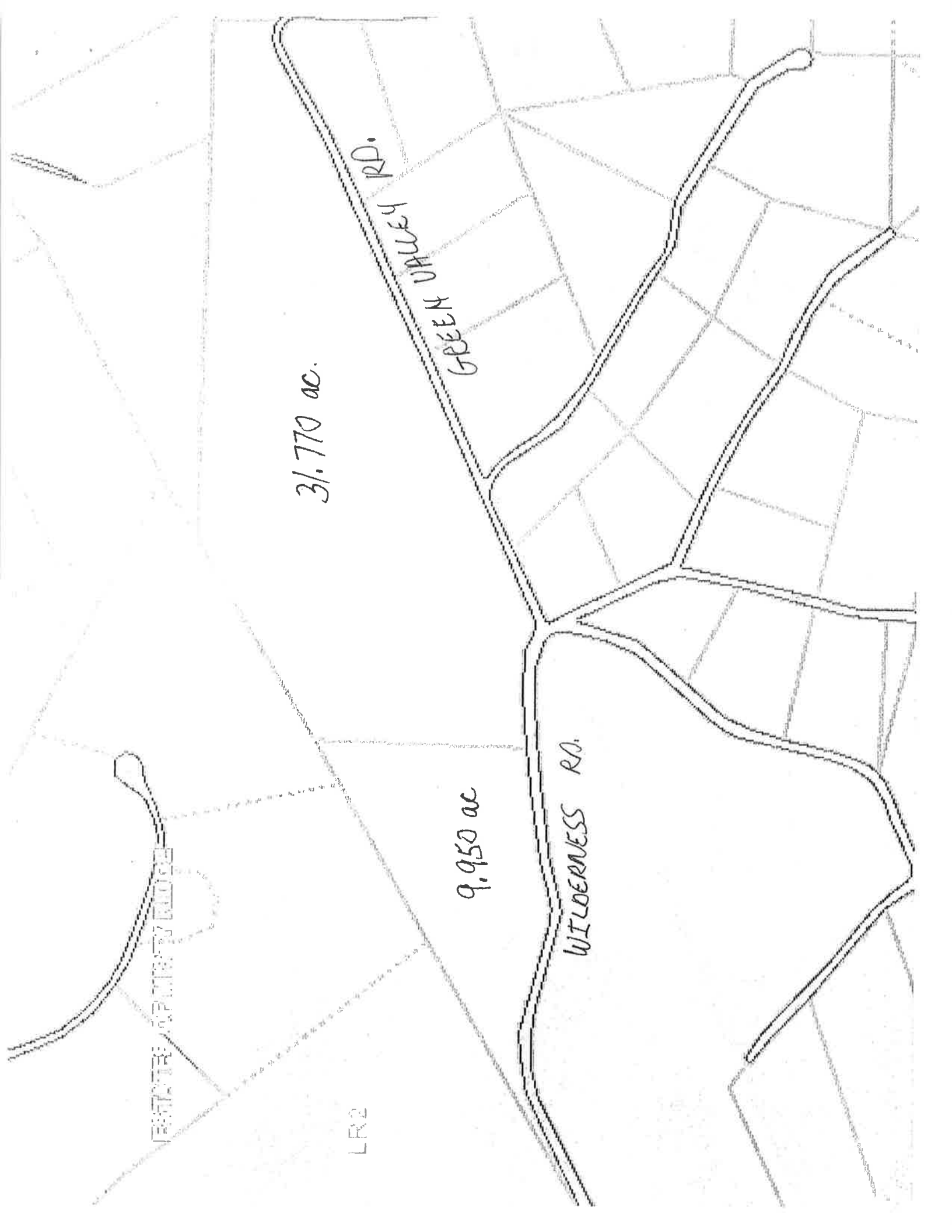
31.770 ac.

GREEN VALLEY RD.

9.950 ac

WILDERNESS RD.

LR2



Summary Report

999 Wilderness Green Valley TBD, Eureka 63025



MLS #: 16058476 Status: ACT L Price: \$300,000
 Area: Rockwood Stat Dt: 08/19/16 LO: RE/MAX Results
 Muni/Twp: Unincorporated LO ID: RMXR04
 SubD: Wilderness Trails LO Ph: 314-781-7777
 Style: LA: Janet Judd
 CrossSt: FF LA ID: SJJUDD
 Schl Dst: Rockwood R-VI LA Ph: 314-323-7998
 Beds: 0 Apx SF: Lot SF: 433,422 (County Records)
 Baths: 0 (0 0) Pr/SqFt: Age:
 Map: TaxID: 04-6.0-23.0-0-000-018.04
 #Grg: Acre: 9.950 CDOM: 25
 #Crpt: #Rms:

Direct: South of Hwy 109-west/right on Hwy FF. ONLY 2 miles to left on Wilderness Trails. Property runs along Wilderness Road and Green Valley Road.

Mk Rmk: There are two parcels which encompass this land package and this one has the 9.95 acres. Pls also reference MLS NUMBER 16058481 (31.77 acres) to create the 41 acre package. To be sold together in the Wilderness Trails subdivision. Several building sites nestled amongst the trees. You could sub-divide this property. Great parcel in the Renowned Rockwood school district and yet has the lower tax base of Jefferson County compared to St. Louis County. There is Union Electric right of way easement along the junction of Wilderness Road and Green Valley.

9999 Wilderness Green Valley TBD, Eureka 63025



MLS #: 16058481 Status: ACT L Price: \$300,000
 Area: Eureka Stat Dt: 08/19/16 LO: RE/MAX Results
 Muni/Twp: Unincorporated LO ID: RMXR04
 SubD: Wilderness Trail LO Ph: 314-781-7777
 Style: LA: Janet Judd
 CrossSt: LA ID: SJJUDD
 Schl Dst: Rockwood R-VI LA Ph: 314-323-7998
 Beds: 0 Apx SF:
 Baths: 0 (0 0) Age:
 Map: TaxID: 04-6.0-24.0-0-000-035
 #Grg: Acre: 31.770 CDOM: 25
 #Crpt: #Rms:

Direct: South of Hwy 109-west/right on Hwy FF. Only 2 Miles to left on Wilderness Trails. Property runs along Wilderness Road and Green Valley Road. Fictional street address right now and will be determined after closing.

Mk Rmk: There are 2 parcels which encompass this land package and this one has 31.77 acres. Please also reference MLS NUMBER 16058476 (9.95 Acres) to create the 41 acre package. To be sold together in the Wilderness Trails subdivision. Several possible building sites nestled amongst the trees. You could subdivide this property. Great parcel in the renowned Rockwood School District and yet has the lower tax base of Jefferson County as compared to St. Louis County. There is a Union Electric right of way easement along the junction of Wilderness Road and Green Valley. Mailing address is fictional and will be determined after purchase.

Presented By: Jeff Schneider Phone: 314-842-6400

Featured properties may not be listed by the office/agent presenting the brochure.

All information herein has not been verified and is not guaranteed.

Copyright © 2016 MARIS. All rights reserved.