

**WILDERNESS TRAILS OWNERS ASSOCIATION
SUMMARY OF ANNUAL MEETING HELD 9-11-18
7:00 p.m. at Timbers Rec Center**

The meeting was called to order by Gretchen Borzillo, President. Residents introduced themselves. Thirty-one homeowners were present.

Aneta Kolb, Treasurer, distributed financial statements and answered questions. We have a balance of \$146,298.

Gretchen reported that Bays ET Internet has the pole and equipment installed and is contacting residents about getting internet service. If you have not been contacted, call them at 636-742-2828.

The possibility of using PayPal for paying subdivision fees was brought up. Residents would pay the 3% transaction fee. There was no interest among those present, so we will not pursue offering the service.

Aneta brought up establishing a committee to research updates to subdivision restrictions. This will be a long process, if changes are ultimately recommended. John Barhydt, Matt Borzillo, Aneta Kolb, and Ben Crain volunteered to serve on the committee.

The board will look into costs and details of a management company handling subdivision finances and business to determine whether it is feasible at all for Wilderness Trails.

The subject of a potential surveillance camera/security light pole was not discussed, as we would not receive permission to install a pole where needed. Therefore, there was no reason to discuss the pros and cons.

The fall work day is scheduled for Saturday, October 13, at 8:30 a.m. Trimming common areas and along streets, 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 convenient for you.

Ken Jarvis will contact the owner of Misty Ridge property to notify him that we will be trimming on work day as well as about some trees along Wilderness Road that are on his property and need cutting to prevent branches falling on the road.

The Halloween Hayride is Saturday, October 27. Gather at 6:00 along Green Valley; those whose houses aren't visited can pass out treats before the trailer leaves at 6:30. The trailer will be pulled up Wilderness Road and those with treats should leave their outside lights on. The Miles family will provide a trailer and straw, and a collection will be taken to pay for the straw at the event. Barry Cundy will provide the truck to pull the trailer. Wood will be needed for the bonfire.

Aneta reported on upcoming road repairs for Stoney Creek and Green Valley. Portions will be dug out and replaced. We need rock along various streets, and the consensus of those present was to hire delivery and placement of the rock instead of counting on homeowners to do the work.

There are several properties for sale in our subdivision, and the board has been notified of negative comments from potential buyers about the general appearance of Wilderness Trails and some specific properties. These observations passed on by realtors are directly and negatively affecting the sale and price of at least one property. The restrictions by which homeowners are

bound require that grass, trees and bushes be maintained in a neat and orderly condition. If necessary, the board has authority to hire the work to be done at the expense of the homeowner. Discarded materials are not to be allowed to accumulate anywhere on a property. If your property does not fulfill these requirements, please take action to comply. Shabby property affects everyone's home value, and even if you do not plan on selling, life can change instantly, and selling becomes necessary. We all want the most we can get from our property.

A comment at the meeting necessitates this reminder that use of firearms and explosives is prohibited inside the subdivision.

Regarding election of officers, Matt Klenke and Valerie Conley stepped down from the board. The remaining three members were nominated and approved, as well as Ken Jarvis and Harold Webb, with the resulting board as follows:

Aneta Kolb	636-938-9664	kolbaneta@aol.com
Crystal Fry	636-587-2553	cfry@roeslein.com
Gretchen Borzillo	636-587-2750	gretchen.hubler@gmail.com
Ken Jarvis		
Harold Webb		hwebb@rgare.com

Waste Management is now charging an extra \$90—per pickup—for overfull dumpsters. And if items are inside the enclosure (left there in case someone wants them) and the driver picks them up, there's another \$90 charge. So we urge you to not overfill dumpsters. If the trash is full and lids don't close completely, please take it back home. Pickups are Monday, Wednesday, and Friday. If you have something to get rid of that someone else might want, post it on our facebook page (Wilderness Trails Homeowners), or put a sign on the enclosure; do not leave the items there.

We now have a 2nd recycling pickup every week, which should be on Monday, in addition to the current Thursday one. And please keep the lids closed!

The meeting was adjourned.