



Autumn Lakes Gazette

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Board of Directors

Association Management Corp.

Jay Black 269-7109 *President*
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Bill Doerr 739-1767 *Trustee*
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JANUARY 16, 2013 ANNUAL MEETING MINUTES

President Jay Black called the meeting to order at 7:00 p.m. at the clubhouse. Jay opened the meeting with the introduction of guest Norm Rhea, board members, Keith McCracken and Rob Edelson of Association Management.

Association Management Report by Keith McCracken

As of 12/31/12 Autumn Lakes Association (ALA) had assets of \$119,834. Total income YTD for 2012 was \$171,064. Total budget line item expenses YTD were \$147,157. ALA is \$228 over budget on income and \$921 under budget on expenses for the year. ALA finished the year \$1,149 under budget. Reserve expenses through 12/31/12 totaled \$15,590 for tree work, a new roof on the guard shack, pool repairs and a new security system for the clubhouse.

Autumn Lakes Condominiums (ALC) as of 12/31/12 had assets of \$161,100. Total income YTD was \$670,604. Total budget line item expenses YTD were \$517,829. ALC is \$10,312 under budget on income YTD. ALC is \$1,719 under budget on expenses. ALC finished the year \$8,593 over budget, primarily due to fourth quarter delinquencies. Reserve expenses YTD totaled \$130,452. Reserve expenses were for roofing, truss and siding repairs, retaining walls, tree work, concrete work, and painting.

The hail storm on April 28th caused more than \$1.8 million in damages to the condominium buildings. American Family has already paid the Association \$1,612,324 towards the repairs. Pridemaster Inc. was contracted to make repairs per the insurance adjustor's report.

To date 47 buildings' roofs have been replaced, 41 buildings' decks have been power washed and stained, 52 buildings' screens have been repaired, 39 buildings' gutters have been replaced, and damaged garage doors on 19 buildings have been replaced. Notice flyers or phone calls are being used to notify residents of the work repairs. Skylight replacement is almost completed. So far invoices for repairs totaling \$1,520,277 have been paid. Four buildings still need roof replacements.

As always, please call 314-291-1450 if you have a work request or question. Or e-mail us at Association3@juno.com.

Social Committee

The social committee scheduled a meeting on Wednesday, February 20th at the clubhouse at 7pm to plan social activities and get new ideas for 2013. All residents and volunteers are needed to help plan the social events for 2013. Be thinking of some activities that might be of fun for our residents.

Lower Lake Dredging

Residents voiced a concern about the lack of information provided to residents about dredging the lower lake and the special assessment. Jay and the trustees explained more about their considerations.

The lower lake (closest to Autumn Lakes Dr.) has been only 18" deep for the last several years. The trustees have been discussing and delaying dredging the lower lake for all of those years, mostly waiting for completion of the Pentrex construction in McKelvey Place which feeds through the storm sewers into the lake. The lower lake was last dredged in the 1980s to about 12 feet deep. A few years ago Keith received a bid of about \$190,000 for the dredging. A significant portion of the cost is for removal of the sludge from the lake.

In November during the budget discussions, Keith provided three estimates for the lake dredging which ranged from \$164,000 to \$188,849. The lowest estimate was based on the company having a nearby location to dump the sludge. The trustees were concerned about delaying again and missing the opportunity of the low bid with the nearby dump site. The trustees were also concerned with maintaining the beauty of Autumn Lakes' signature lakes. A bad summer drought could have further lowered the level of the lake making the area ugly and smelly for the residents.

There is only about \$60,000 in the Lake reserve account, which is why the trustees looked into borrowing the money to pay for the dredging work.

Keith was able to obtain a bank loan for the \$164,000 bid at 4½% for four years. This keeps the total interest at about \$15,600. Dividing the principal and interest by the 312 homes in Autumn Lakes, means each home is responsible for \$576. Knowing the impact that the assessment could have on some of the residents on limited income, the trustees decided to split the amount into a monthly fee of \$12 to be added to the monthly condo and homeowners' fees for 4

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years. If a homeowner sells during the 4 year period they will be responsible for the remainder of the assessment, the assessment does not pass to the new owner.

Some residents decided they would prefer paying the entire \$576 in one payment. Association Management will take the one-time payment through April 1. After that residents will pay the \$12 per month amounts.

PrideMaster has already begun draining the lower lake. They will be building a temporary road to the lake for their equipment. Work will proceed during the winter months with plans to finish before the spring rains start.

The trustees discussed using the Lake reserve money to pay for the last two large tie wall replacements which would free up our tie wall budget to replace the smaller tie walls faster. Bids have already been received for the large walls at 104 Autumn Shores Ct and 3193 Autumn Trace Dr. Work on these walls will also be done during the winter months.

Board Member Reports

Shah reported that residents are not picking up after their dogs, especially around the lakes. Residents should contact Association Management when they see this occur and the dog owners will be fined. Every dog owner is responsible for picking up after their dog(s).

Jay gave the group a history of the lakes. The top (small) lake started as a wetlands area when the property was a golf course. Hayden, the second builder, dredged the wetlands about 1989 to create the small lake to improve property values. The small lake is fed by Fee Fee creek and some storm sewers. The small lake filled with mud during the building of the Bridgeton Animal Clinic on McKelvey Rd. The lake was dredged after a settlement was received from the clinic. The lake re-filled at 1 foot per year. In 2009 the trustees decided to let the lake revert to wetlands. Jay estimates the conversion should be completed in 2014.

The middle lake has never had a problem. It does not have any storm sewers feeding it directly. It is fed from the small lake and some springs.

Then Jay opened the meeting for questions/comments from the residents:

A new resident asked about the snow removal policy. Keith explained that Four Seasons still has the snow removal contract. They will come to plow driveways and shovel front walks when we get 2 inches of snow. Maryland Heights plows the streets. We have another company that comes out to do the priority (steep) driveways as needed.

Garbage Smell

The smell is coming from the Bridgeton Sanitary Landfill in the 13500 block of St. Charles Rock Road, about one-half mile west of Interstate 270. It stopped taking waste in 2004. The Bridgeton Sanitary Landfill is adjacent to the West Lake Landfill, a site where nuclear waste from the Manhattan Project is stored. As we have found out since the meeting there is an underground fire causing the smell. The location near the nuclear waste makes the underground fire a public safety issue. The Missouri Coalition for the Environment is calling on the state to perform air quality tests because of the foul smell resulting from the underground landfill fire. The trustees suggest that residents call the St. Louis County Health Department; they should be helpful in correcting the problem.

With no further comments, Shah moved for adjournment, seconded by Larry and the meeting was adjourned.

Executive Board Meeting

The trustees discussed whether to charge for previewing the clubhouse by potential renters. The decision was made that time should be scheduled with the maintenance staff to let the potential renters in to view the clubhouse. For now there will not be a fee. Sharon Kohler, responsible for pre- and post-inspections will no longer be responsible for previews. Potential renters should contact Association Management to setup a preview appointment.

Jay and Keith told the group that they had looked up some information about our condo fees. Jay remembers his fee being \$147 in 1980. Keith says that if the Association had used the CPI index for fee increases as allowed in the bylaws, Jay's monthly fee in 2012 would have been \$409. We all agreed that the trustees through the years have done a great job of keeping our fees low.

The next scheduled bi-monthly Board meeting will be held on Wednesday, March 20th at 7:00 p.m. at the clubhouse.

Stay Warm!

***Autumn Lakes Gazette
3011 Autumn Shores Drive
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