



Autumn Lakes Gazette

Established 9/85

July 2013

XXIX No. 4

Board of Directors

Laura Farkas 770-9442 *President*
Shah Smith 960-6620 *Vice President*
Bill Doerr 739-1767 *Secretary*
Jay Black 269-7109 *Trustee*
Larry Padberg 209-7576 *Trustee*

Association Management Corp.

Allan Seals, President
3153 Fee Fee Road
Bridgeton, MO 63044
Office Hours M-Th 8:00-5:00
Fr 8:00-4:00
24 Hour Phone: 291-1450

JULY 17, 2013 MEETING MINUTES

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

Association Management Report by Keith McCracken

As of 6/30/13 Autumn Lakes Association (ALA) had assets of \$192,365. Total income YTD was \$110,651. Total budget line item expenses YTD were \$75,111. The Association is \$611 over budget on income and \$4,225 under budget on expenses. Reserve expenses through 6/30/13 totaled \$102,823 for retaining walls, tree trimming, pool repairs and the lake dredging project. A loan of \$164,000 was acquired for the dredging.

Autumn Lakes Condominiums (ALC) as of 6/30/13 had assets of \$206,225. Total income YTD was \$394,244. Total budget line item expenses YTD were \$321,244. ALC is \$16,771 over budget on income YTD. ALC is \$18,281 over budget on expenses, primarily due to snow removal expenses. This balances out to be \$1,511 over budget YTD. Reserve expenses YTD totaled \$67,800. Reserve expenses were for concrete work, painting, tree work, and soffit and trim repairs in multiple locations.

With the recent severe storms the maintenance crew has been busy cleaning the storm debris from the grounds. We hired two tree companies to cut up and remove fallen trees and to trim broken limbs throughout the property. The city of Maryland Heights was also a very big help in hauling away tree debris as well as removing and trimming trees in the city's right of way. We had Bluegrass Lawncare complete a leaf litter cleanup. An insurance claim was filed with American Family for storm damages including one unit at 3030 Autumn Shores Dr. which had a large oak tree damage the roof, rear wall and deck. Insurance adjustors have been out and the repair process is under way.

Painting has been completed for the two buildings scheduled for painting this year. The buildings are: 12061-12075 Autumn Lakes Dr. and 12101-12109 Autumn Lakes Dr. Mark Neubauer will also be repairing trim boards and siding as well as completing some paint repairs on several other buildings this summer.

The second shrub trimming is scheduled for the last week of September and the first week of October. The center lake's fountain got a new motor and will be replaced soon.

For tennis players: the Autumn Lakes tennis court is kept locked. Homeowners can obtain a key from Association Management for a small deposit. Contact Cindy at 314-291-1450.

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

Bridgeton and Westlake Landfill Issues

Jay Black told the group that there are two meetings a week with several of the Autumn Lakes' residents heavily involved. They have met with the Environmental Protection Agency (EPA), the Department of Natural Resources (DNR), and the Army Corp of Engineers, as well as our senators and representatives. Jay said that the DNR had estimated it would take 2 years to clean up the nuclear waste, but the fire in the nearby landfill was about 1000 feet away and moving about 3 feet per day. You can get current information and meeting schedules on the Facebook site 'Westlake Landfill'. Residents suggested that draft letters to the representatives and senators be made available to residents to make it easier for them to make their opinions known to government officials.

Social Committee

Laura Farkas reported that the social committee has planned a second pool party for Saturday, August 17th from 6:30 pm – 10 pm at the pool. The Association will provide drinks and music. Residents should bring snacks and desserts to share. There will be a hula hoop contest, water volleyball, and an attendance prize drawing using the postcards mailed to the residents.

Put Saturday, October 5th on your calendars for the AutumnFest party. Plans are started for the event.

Lower Lake Dredging

PrideMaster has begun work on the dredging project. The rainy weather has continued to delay the project. The grounds here as well as the Bottoms have been saturated and are too soggy to support the weight of an unloaded dump truck and especially a loaded truck. The trucks should be able to roll soon and haul the silt to the Missouri Bottoms. Weather permitting, the project should now be completed by early autumn. Keith will soon be sending a letter to

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residents to update them on the project.

Board Member Reports

Laura Farkas asked residents about scheduling a fall Garage Sale. It has been scheduled for Saturday 9/28 from 8 am to 1 pm.

Pool Concerns

One of the residents told the group that they had heard several complaints about the pool monitor. Several other residents responded that they thought she was doing a great job. Shah Smith explained that the pool monitor is there to make sure the rules are followed and that people stay safe when using the pool. Shah said that whenever there is a complaint from a resident about their experience with the pool monitor, she calls them to understand what occurred. She has found that generally when there is a complaint, the resident was doing something against the rules. Shah also clarified that residents can bring up to 6 guests per home/condo with them to the pool. The resident must be present and have an active pool card.

There was also some discussion about how dirty the pool had been recently and the poor work done by Pro Pool technicians. St Louis County nearly closed the pool in July due to the cloudiness. Keith recently met with the head of Pro Pool with our complaints. He explained that the usual pool technician had been on vacation. We expect that all of the technicians know how to do the job for our contract.

A resident pointed out that the safety rope was quite worn and the trustees decided more tables, chairs and umbrellas needed to replace those damaged in the May storm. Keith has been looking for replacements. Keith also explained that there is a new 911 call box on the wall of the clubhouse for use in emergencies. This is a new St Louis County requirement. Another resident asked for additional signage to identify recycle containers vs trash containers at the pool. Residents are throwing cans and plastic bottles in the trash rather than recycling.

Resident Open Forum

Several residents thanked Keith, Rob and Dave for the quick work on storm cleanup getting Autumn Lakes back to normal. And the work continues.

A resident suggested that the basketball court be enclosed and setup as a dog park. The trustees discussed this idea during the Executive meeting, but decided that the nearby Maryland Heights dog park should be used by residents wanting to take their dogs off leash. There are some people that do use the court to play basketball.

There was discussion about making Autumn Lakes' information and rules available on a website. The suggestion was that news could be more timely and that the paper Gazette could be reduced or eliminated. The trustees discussed setting up an Autumn Lakes website during the Executive meeting and decided to research the options for setup and maintenance. It has been several years since this was considered.

A resident commented that his neighbor had fireworks landing on their roof over July 4th. Fireworks are illegal in St Louis County. If you know who is setting them off call Maryland Heights Police when it happens.

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

Help Needed

We're looking for someone to take over responsibility for writing/editing the Autumn Lakes Gazette. Laura Farkas is ready to step down after doing the job for many years. It would be best if the volunteer attended the bi-monthly Association meetings to get the most information about what was discussed. The Association Management status report will be provided. Some minutes will be provided by the trustees, but they will need to be filled out for the gazette. Please contact Laura Farkas at 314-770-9442 if you are interested or have questions.

The next scheduled bi-monthly Board meeting and annual elections will be held on Wednesday, September 18th at 7:00 p.m. at the clubhouse.



***Autumn Lakes Gazette
3011 Autumn Shores Drive
Maryland Heights, MO 63043***