



# Autumn Lakes Gazette

Established 9/85

XXXIX No. 4

## July 2023

### Board of Directors

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**Laura Farkas** 314-770-9442

**Pam Bell** 314-369-2885

**Madonna Esposito** 314-358-1191

**Butch Rhomberg** 314-406-7142

### Committees:

**Madonna Esposito** 314-358-1191

**Shah Smith** 314-960-6620

**Cathie Burkard** 314-443-0253

**Laura Farkas** 314-770-9442

**President**

**Vice President**

**Secretary**

**Trustee**

**Trustee**

**Amenities**

**Architecture**

**Social Activities**

**Landscaping/Gazette**

**Smith Management Group (SMG)**

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## Autumn Lakes Trustees July Meeting

7/26/2023

**Present:** Shah Smith – President, Laura Farkas – Vice President, Retta Morcom – Secretary, Madonna Esposito - Trustee. Courtney Hix —Smith Mgmt Group (SMG), Cristi Haddock—SMG  
Mark Gavan – Trustee, absent.

**Approval of Minutes from May 2023 Annual Meeting:** A correction to the May 2023 meeting minutes was added. Laura made a motion to approve the May 2023 Meeting Minutes with a correction to the count of votes for trustees. Shah seconded. All trustees approved the motion.

ALC - Madonna 87, Mark 29 - Madonna won the 3-year term

ALA - Madonna 78, Mark 35 - Mark won the 2-year term.

1 proxy was invalid and was not counted.

**Addition to Agenda:** Laura made a motion to add Laura Fisher and Christine Melton to the agenda at the end of new business. Madonna seconded. They will have 10 minutes.

**SMG Report:** Introduced Courtney Hix, President of SMG and Cristi Haddock, Temporary Property Manager of SMG.

⇒ Cristi indicated the December 2022 financials have been closed. Copies are available tonight for anyone who would like them. Financials through March for the current year are waiting for approval from the Board. Once approved they will be posted on Town Square (TS).

⇒ She explained that after a work order is received on TownSq (TS), by email or phone, the Community Association Manager (CAM) determines whose responsibility it is, contacts the owner for any clarifications, and makes notes on TS about how it will be resolved. The CAM then “closes” the work order on TS since TS is only the reporting system. She then assigns the work order to the action item list for the onsite maintenance person to complete, or sends the request to Associa On-Call (AOC) for their staff to do or arranges for an outside vendor to bid/repair. AOC tracks those work orders on their system.

⇒ Courtney explained TS is meant for the request only. When a work order is closed that means it has been acknowledged and put into motion. Some of the work orders have to be approved by the Board. Sometimes our in-house maintenance staff will handle the work order and other times it has to be sent out for bid. The pipeline is internal. We are in the process of scheduling a Town Hall about how to use TS. It is SMG’s method and the way we function and it is a real time system. It will benefit you if you know how to use TS. We need to use our systems to make things work.

## **Committee Reports:**

### **Amenities Committee, Madonna**

- 99 people responded to the Amenities questionnaire "Which Amenities do you see Community value in?" A list of the Questionnaire Summary has been handed out tonight. Some suggestions will be easily determined and not take much time, for instance additional benches and additional trash cans.
- The dog park will take extensive research. For instance who is going to track rabies and Bordetella shots, license and who will clean up the park.
- The following are really not amenities however there were several comments so they were addressed.
  - \* Parking on Autumn Shores Dr is a Maryland Heights (MH) decision since it is a city street.
  - \* Contacted the County about getting a 3 way stop at the entrance of AL at McKelvey Rd explaining the blind spots. They will forward our request to St. Louis County Transportation engineers immediately due to the fact it is a safety issue.
  - \* Called St Louis County and MoDOT on July 10<sup>th</sup> regarding the flooding on McKelvey Rd at Autumn Lakes.
- Changes to make the clubhouse handicap-accessible with a bathroom and a ramp are already under consideration by the Amenities committee. We will require a subcommittee to come up with plans, see if we have anyone in the community that does construction if we buy materials and get a team together to help build the ramp. The guidelines will need to be checked to see what the requirements are if we start remodeling the clubhouse to make it handicap accessible. We need to find out if we have to do other changes at the same time.
- If you are interested in joining a subcommittee or would like to make further suggestions contact a committee member (Madonna Esposito, Lynn Dornfeld, Stacey Diefenbach or Shah Smith) or email [ALAmenities@gmail.com](mailto:ALAmenities@gmail.com) all of which are listed at the bottom of the Questionnaire Summary handout.

### **Architecture Committee, Shah**

Five Architectural requests were submitted. Anything on the outside of the buildings should be addressed with the Architecture Committee. If you have an architectural review, we look at the esthetics part of it, MH has to give you the permit. For instance, outdoor lights don't have to be exactly the same as others on your building but should be somewhat the same. There is always room for changes. The Board will review your ideas but keep in mind they are thinking about AL as a whole.

### **Social Committee, Madonna**

68 people attended the Ice Cream Social. Cost was \$382.00. 3 gift card door prizes were awarded; winners were Skip Williams, Carolyn Fuller and Daphne Price. The watermelon, iced tea, lemonade, gift cards and advertising signs were all donated. We are in the process of planning the fall festival, more details to follow.

### **Landscaping Committee, Retta**

- Some bushes were planted by Lawn Groomers on 07/12/23. Laura will be working with them to get the rest of the planting completed. Planting, however, is a concern with the very high temperatures which will make it more stressful for the new plants even if the owners water them regularly. Laura will be marking the locations for the remainder of bushes and trees that need to be planted.
- Reminder to submit an AL Landscaping Request Form for any planting to be done outside the unit.

### **New Committees**

A Welcome Committee has been formed and the Board is planning to create a committee to look at rewriting the indentures. Both teams will need volunteers. For the Indenture Committee, it would be beneficial if the volunteers are familiar with current indentures, legal documents and have experience with indentures. This will require an attorney be involved and associated costs to finalize the changes. A Town Hall will be held at some point. Contact a board member if you wish to participate in either of these committees.

### **Old Business:**

- Snow Removal: We received 3 "no bid" responses for a snow removal contract. Reasons for the no bids were: they already have a full schedule, AL is not a big enough project for them, they do not have enough employees. STL Hardscape (who had the 2022-23 contract) submitted their bid today and the Board will review and make a decision.
- Dam Repair: We received a bid/contract from Kelpo Construction for \$15,308.00. No other bids were received. Board agreed to sign the contract.
- Tuck-pointing: The one bid was very high at \$34,000 for 6 buildings. We asked them to rebid by building and focus on the worst buildings first. Chimneys and decorative walls are in need of tuck-pointing. We identified many more buildings that need tuck-pointing during our walk around. We need a more reasonably priced bid.

- Insurance: At the time of the meeting: We have been working with Jim Walsh, the insurance broker, and have requested a Loss Run report from our current insurance company to complete the documentation so Daniel and Henry can obtain quotes to see if there is money that can be saved. Insurance is a major problem throughout the country and insurance prices continue to rise.
- Driveways: The new driveways and patching are complete. Laura is working with the contractor to generate a plan for sealing the remainder of the driveways. The work should begin mid-August.
- Getting bids for any service right now is difficult, it is taking 3-6 weeks to get bids and the contractors are starting to charge for bids.

## **New Business**

### **Communications Focus Group:**

- John Smith, facilitator of the group, explained the Focus Group was about communication within our community. Each member of the Board invited 4 owners to come together for the communication session. The group talked about 5 different channels of communication; Owners to SMG, SMG to Owners, Board to Owners, Owners to Board and Owners to Owners.
- The group identified some ideas to improve communications and made some other suggestions. If you were in the Focus Group and would like a copy of the notes, please contact Retta Morcom or John.

### **Mending and Reconciliation Group**

Laura Fisher and Christine Melton presented on behalf of the Mending and Reconciliation Group (M&R).

The following is a recap of the business brought forward by M&R. The full meeting minutes will be available on TownSq.

- A meeting was held prior to the board meeting on 7/26 @ 2:30pm between owners in M&R group and the Board. Attending that 2-hour meeting were Shah Smith, Laura Farkas, Retta Morcom, Madonna Esposito, Jerris Ruth, Mark Ruth, Laura Fisher and Christine Melton. The M&R group made accusations of Board misconduct, failure to conduct association business properly, and presented "proof" of problems that was disproved.
- Laura Fisher, speaking for the M&R group, made a motion to respectfully demand the Board of Directors and all their trustees (Shah Smith, Laura Farkas, Madonna Esposito and Retta Morcom) present their formal resignations based information presented at the meeting held 7/26 @ 2:30 in the clubhouse. They said this motion was in accordance with the bylaws of the AL Association and AL Condominiums.
- M&R's plan moving forward:
  - \* Propose an interim leadership team to work with the community. There are 4-5 people who will step forward to take those positions in a leadership role immediately. Laura Fisher said she would be on the board till the May election. No one else was identified as to who would be taking on other leadership roles.
  - \* Would ask for all our residents to step forward and help them rebuild this community.
- Shah stated the M&R group was not following the process defined in the indentures on how to recall a trustee from the board. The following are the rules per the indentures,
  - \* A Special Meeting must be called for a vote. The meeting can be called by a majority of the Board, or by written request from owners, one owner per household (104 members for ALA, 30 members for ALC).
  - \* Notification of a Special Meeting needs to be sent by US mail to all owners. It requires a 10-day notice for ALC, and a 15-day notice for ALA. The letter needs to be issued by the Board Secretary and it must include the specific topic(s) for the meeting, including any votes to be made.
  - \* The indentures do not address proxy votes, except for ALA, and that proxy letter must be presented to the secretary. 75% of the owners must vote in favor of the motion.
  - \* Per the indentures a vote at this HOA meeting is not the correct way to proceed.
- There were many questions, concerns, and comments by residents about the earlier meeting and why they were not at the meeting and have not had any say in this effort or opportunity to vote. Based on the feedback from the residents attending, Laura Fisher said they would table that motion and make a motion to continue the efforts to move forward regarding the current board.
- It was also stated by another owner that the only voting members at this meeting are the Board.
- The Board stated that they are already planning a Special Meeting, and the M&R group will need to follow the process per the indentures and send another letter to schedule their own Special Meeting.
- Retta Morcom stated she would be resigning for personal reasons. M&R group also stated that they had received Mark Gavan's resignation.
- As no vote could be taken, the meeting moved forward with the remaining agenda.

## **F**or the Good of the Cause:

- We have a new postman, his name is James. If you see him around welcome him to AL!
- Retta addressed the audience and Board: When you resign from the Board, you should send your notification by letter or email to the other Board members. I sat on this Board to help everyone in the community and felt I should give my resignation to the people in the community first. I will be sending my resignation by tomorrow. The Board has not received a resignation from Mark Gavan.
- Madonna addressed the audience and Board: I have been on this Board about 5 minutes. I ran as a trustee and joined this Board in May and as you heard the numbers today the people that voted for me thought I would be a good addition to the Board. I ran because I do see problems, I do care about this community, and I thought I could make a difference but today I was told I was judged by who you talk to. I talk to everyone and wave to everyone. I was told today in a meeting “we believe you are tainted.”
- A big thanks to Eric & Margie for donating many hours of their time to repair the tennis/pickleball courts. In addition, they held a class that was well attended by residents interested in learning how to play pickleball. Obtain a key and take advantage of the courts to get out and play a game with friends and neighbors. A great community activity to get to know your neighbors and get a little exercise while having some fun!



A resident shared a picture of how they decorated the clubhouse for their daughter's communion celebration! It certainly looks pretty. Consider the clubhouse for your next family event!

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## *Residents' Questions & Comments*

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**Open Forum:** (Owners were provided question/comment forms to submit.)

Q: 1) I was told in the HOA meeting this spring that we would have our condos power washed by the end of June or early July. Nothing has been done. 2) and that SMG was going to be replaced in November. 3) We still have not gotten new roofs on our homes but have over \$700,000 in reserve that needs to be used as our condos are falling apart.

A: 1) We are still waiting on bids (no roofs need replacing at this time). 2) Incorrect statement. 3) Courtney Hix stated that a company will be on site next week to look at roofs, gutters and siding. A thorough investigation and report is being provided at no cost to Autumn Lakes.

Q: Can we get an update on siding repairs? Do we need to reopen a work order submitted last year?

A: SMG has a list of requests from TS, emails and phone calls, and we are looking at those. With the study of all units/building, we have to identify priorities. We are looking for additional vendors. In the meantime, what we address first is siding that has a hole, where it is creating more problems. Chris has been taking care of these smaller siding issues.

Q: I'm concerned about being reimbursed. I put out over \$500 for Social Committee supplies. The pool monitor hasn't been paid. If you aren't paying the little guys, what are you doing with the big guys.

A: It took over 5 months for you to turn in your receipts from 2022. You are also making statements without knowing the facts. SMG will take your information and call you personally.

Q: 1) I noticed on the Amenities questionnaire response that the clubhouse improvement for an accessible ramp and bathroom is already under construction. Who made that decision? 2) When and where was the questionnaire available for everyone. 3) I would like to come to one of the meetings to share some of the comments I have heard.

A: 1) The ramp is not under “construction”, it is under “consideration”. There is no existing plan. 2) The questionnaire was mailed to everyone with the ballots in May. 3) Madonna will invite this owner to the next Amenities meeting.

Q: I have termite traps set years ago but have not seen inspectors. Do we pay for inspections?

A: Termite building inspections are not done by the Association. However, there are termite bait stations that are on some buildings that are monitored. If a unit had termites the whole building was put under a preventative contract. Likewise, if a railroad tie wall was replaced, nearby buildings were placed under a preventative contract. Not all buildings are under contract, but if you have one that is, and do not think it is being monitored, please turn in a work order. The bait traps can be identified by the 4” green covers placed around a building.

## Residents' Questions & Comments (continued):

C: Owner: I am very disappointed with SMG. I want a different management company that answers the phone with a real person. I've never talked to a person, I had to write a letter to SMG. Please be professional and email or call me to say that you received the information.

A: Courtney (SMG): We are working on adding additional people to handle the phones. If you leave a voice mail or send an email and you don't receive a response within 48 hours, call the front desk and ask for me personally.

Q: Is there a way I can ask a question without calling SMG?

A: Yes, you can make a request on Town Square.

Q: 1) If we are paying increasing HOA fees, then why are we not receiving the services needed to maintain these buildings? 2) Outside of the high bids, why are things not getting done.

A: HOA fees are the cost of inflation and related to the budget. Fees go up every year, as do costs. 2) Companies are not bidding.

C: An owner responded: Our HOA fees are the cheapest around. No matter what board you get on, if they don't have the money in the reserves to pay for everything, the Board is not going to get anything done. You need to open up your wallets, pay \$500 a month to build up the reserves. It's as simple as that.

C: Shah Smith: I would like to address the lies told about me as a realtor regarding work orders.

Some of you may have heard that I gave favoritism to my listing clients - that they were promised that their work would be put ahead of others. That is untrue. If you know any of those people that sold, call and ask them. I do write work orders consistently for anything that is the responsibility of the Association- for older people, or anyone who does not want to go on-line, or when another agent selling a unit asks how they can get a work order done for their client. Unless the work order is an emergency, the work order goes through the regular process. Recently, lies were told regarding two listings, even when I didn't even actually have those listings yet. Everyone is treated the same by me.

C: Jill Meisen: I want to thank everyone in the neighborhood for the support during the death of my son. This is why I love living here and I implore you to love one another.

C: Owner: It is sad that it has come to this. Efforts spent by this M&R group should have been used to work toward helping the existing Board – we all have a vested interest in making things better.

C: Owner: How would an all new board have any idea of what's even involved or where to start? Older members know the ropes and are needed to guide.

C: An owner spoke about being very new to the community, and being disappointed with what is going on here tonight. "We are very friendly folks and were very excited to move here and be a part of this community, but this is very upsetting to hear what has been going on. When we moved in, Shah and Laura were the first people to come and welcome us in, and they came several times. I have a background in architectural engineering and construction. I was invited to serve on the board, but after this, there is no way I could serve on the board and that is unfortunate. That is just talent down the drain. I wanted to speak to diversity and inclusion, because I was asked to serve on the board, but after this I think it would just be too much. With the SMG group we have put in work orders, and they were taken care of immediately. For us, we follow the facts, we don't follow the crowd."

C: Owner: I want to thank Eric & Margie for making this a much better community by donating many hours of their time to repair the tennis/pickleball courts - A very wonderful community place to visit with each other.

**Background:**

**Notice from Board dated August 30, 2023**

The Trustees have discovered that Autumn Lakes is a victim of Fraud/Negligence relating to our master insurance policy. The J. Walsh Insurance company's owner/broker did not obtain the insurance on behalf of the Association as he represented. Therefore, at this time, Autumn Lakes does not have a Master Property Policy in place; this policy is to ensure restoration of condominiums in the event of a casualty loss, such as a tornado, fire or water leak.

All owners soon will be receiving a letter on behalf of the Board with more information from the Association's lawyer, Todd Billy. We are working with the Daniel and Henry Insurance Brokerage to obtain replacement insurance as quickly as possible.

Jim Walsh has been our insurance agent for many years. Please understand that neither SMG, nor the Board are involved in the perpetration of this fraud. We are one of many St. Louis associations duped by him.

**Update from Board dated September 7, 2023**

A letter was mailed to owners with update from new insurance broker, Daniel and Henry. Since that letter was mailed, Liability insurance for the common areas including the clubhouse, pool and pickleball/tennis courts has been secured. Exterior condo building coverage is still being worked but is anticipated to be in place in the next 1-3 weeks.

**New Rules as of September 7, 2023**

In order to obtain new insurance, the insurance companies are requiring the following rules be in place. They will be added to the General Rules and Regulations. These rules are effective immediately.

11. Good quality and well-maintained patio furniture ~~and barbecue grills~~ are allowed on patio/decks. Clothing, towels, rugs, and other similar belongings are not to be hung on or from patios and decks.

29. Due to insurance company requirements (National Fire Protection Act, NFPA 1), owners may not have any cooking, open flame or other heating devices that generate a temperature in excess of 200 degrees within 10 feet of any residential building. This includes, but is not limited to: charcoal grills, propane grills, smokers, wood burning fire pits or any other device that creates an open flame or temperature in excess of 200 degrees. Exterior storage of these devices within 10 feet of a residential building may affect the Associations' insurability. These devices cannot be stored on patios or decks. You may use a grill on your driveway at least 10 feet from the building. Storing cooled devices in the garage is allowed. A violation of this rule may result in a fine, subject to review by the Board of Trustees.

30. Due to insurance company requirements, owners may not use wood burning fireplaces. Gas or electric fireplaces are acceptable. The use of wood burning fireplaces may result in the loss of our property insurance coverage and/or a substantial increase in insurance costs. A violation of this rule may result in a fine, subject to review by the Board of Trustees.

**Update as of September 15, 2023**

**Preliminary property insurance documents have been signed. The new Master Policy insurance policies are in place as of today. The insurance documents should be available to be mailed to owners next week. They will also be on TownSq and AutumnLakesSTL.com.**

**The AL Board meeting scheduled for Wednesday September, 27, 2023 is CANCELLED.**

Instead a TOWN Hall is planned for **THURSDAY, September 28, 2023, at 7 pm** at Holy Spirit Church's Parish Hall at 3130 Parkwood Lane. The meeting will also be on Zoom.

The Town Hall meeting will cover the recent insurance issues and our new insurance. Our new Insurance representative and our association Attorney will be presenting to the group.

The Zoom link will be available on AutumnLakesSTL.com.

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## *Special Board Meeting*

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The Board scheduled a Special Board of Trustees meeting for August 16, 2023, to address statements presented to the Board and answer questions from owners. In addition, the Mending & Reconciliation group would review the material in their August YouTube video posted on various social media platforms. The following is a recap of the meeting. Official meeting minutes will be posted on Town Square.

**Trustees Present:** Laura Farkas – Vice President, Madonna Esposito - Secretary, Pam Bell – Trustee, Shah Smith – President- attending via Zoom call, due to a family emergency.

### **Presentation by the Mending & Reconciliation Group**

Jerris Ruth presented the material in her PowerPoint presentation, Together, Let's Rebuild Autumn Lakes! What Needs to be Fixed @ Autumn Lakes. The presentation was available to the Zoom audience. Refer to the YouTube video for details on the information discussed.

- The Overview included why the Board of Directors have to change and other issues related to on-going maintenance of buildings and common grounds Jerris identified the following: failure to follow the HOA governing documents, failure to maintain AL property, unilaterally hiring SMG and approving major contracts, breach of contracts and accusing the Board President of conflicts of interest.
- She also presented a recap of the material covered in the 7/26/23 2:30 board meeting and the August YouTube video developed by the M&R group.
  - Raised concern about the condition of the lakes and potentially the need for the EPA to get involved..
  - Raised concern about SMG's poor financial records. She requests a 3 year audit which would include AMC years.
  - The Breach of Contract material is misleading since both the prepayment of condo fees at closing and the resale certificate are SMG's responsibility, not included in the AL indentures. Jerris refers to laws, indentures and by-laws that do not exist. She continued her accusations of the president.
- In addition to the demand that the current board resign, Jerris wants discussions with owners to learn what is needed and to create better morale. She recommended a team of volunteers find a replacement for SMG, She wants to seat a new board with a special election, then have team building and educate the new board. Add short term teams and restructure standing committees to address pressing needs for AL. And she wants to fine the president and vice president for various violations

### **Questions:**

The meeting was open to owners at the meeting and on Zoom call to ask questions based on Jerris' presentation.

Q: Owner asked who is the 'we' that Jerris kept mentioning. Jerris said she meant the entire Association, but the owner continued to question that since she was talking about another group and another board. The owner suggested if others wanted to be on the board they needed to run for election. Or go to the board and work with them. He suggested patience since not everything can be done in 24-48 hours and helping the board would help all of the Association. Jerris insisted they had tried to work with the board but were 'shot down' every time.

C: Owner stated that this all started months ago when a 'person' started making comments and verbally attacking board members. Why did it need to be done this way to disrupt the whole community? She knows the board members and thinks they are open to listening to suggestions/ideas. When will the attacks stop? Jerris responded that it 'can stop today'. The intention is that we'll all be together to navigate through this. It was started by a person because he was on the board. Many attendees rejected that idea – problems started long before he got on the board.

Q: Owner stated there was only a 60 day window left to replace SMG and asked if any steps were being taken to address SMG. Madonna told the group that we have a committee of two trustees and 4 owners beginning to contact possible candidate companies. Meetings will start next week after initial contact is made with the companies.

There were other questions, comments and concerns on a variety of topics including loss of control on paying bills since SMG checks come from Texas, special assessments and financials.

- Laura Farkas explained the board finally has access to review and approve invoices prior to payment. This has significantly improved the quality of the financials.
- Responding to a question Laura Farkas reviewed the only previous special assessment situation which was in 2013 for the dredging of the big lake. The Board made every effort to minimize the impact on the owners. To date there has been no discussion on a possible special assessment. The owners will be well aware of the situation before any assessment is made.
- Laura Fisher asked that the totals paid to AMC for 2021, SMG for 2022 and SMG YTD 2023 be made available to the owners. Laura Farkas agreed to provide the information. Carol Tadros asked that it be available to all owners.

## Board Response:

- The board wanted to clarify Jerris' statement that AL is a '503c' organization, like a church or charity. Jerris refers to getting grants, having volunteers do the maintenance at AL, and financial restrictions that should be enforced. The board talked with our attorney this week and clarified the following:
- There is no such thing as a '503c' organization.
- There is a 501c3 organization which is a tax exempt classification by the federal Dept of Revenue. These are churches and charities.
- ALA/ALC are HOAs that are non-profit corporations under the MO Secretary of State. They are not tax exempt.
- This means many of the things Jerris stated do not apply to AL. We probably won't be getting grants and we won't have volunteers doing maintenance. And many of the restrictions she told us about don't apply.
- Owners are encouraged to read the ALA/ALC indentures because you will find that many of the things Jerris told us are in the indentures are not in there. For example, having the owners vote on large expenditures is not in the indentures.
- Jerris' statements about the condition and maintenance of the lakes are inaccurate. Madonna responded that we use Solitude Lake Management and that they are licensed and certified. They only use products registered with the EPA. While the fountain is still being repaired there are aerators (bubblers) in the lakes which keep the water moving. The lakes always have more issues after a prolonged hot period.

## How Do We Move Forward?

- The consensus is that communication needs to be improved within the community. Communicating with each other to "bring everyone together then hope everyone is with the board".
- The negativity is stopping positive progress. Several suggestions to setup new committees if the board is open to get more people involved. This could assist in possibly identifying good contractors to help obtain bids and get work done.
- The board did announce that there is a new email address [AutumnLakesBoard@gmail.com](mailto:AutumnLakesBoard@gmail.com) that will get your emails regarding issues and questions to all of the trustees.
- There will also be the ability to utilize Zoom for all Association meetings going forward to ensure that people who cannot attend in person would be able to participate. There were about 50 people on Zoom tonight.
- The board would like to have owners identify their top three priorities for AL and let the board know. The board needs to know who would be interested in focus groups/committees to investigate what we can do

## Other Discussion:

- Several owners were concerned that they received emails with the YouTube video when they never gave their email addresses to the Mending & Reconciliation Group. One owner did report the problem to SMG as a data breach. Some of the group explained that the recent SMG email blast with the asphalt sealing information failed to blind copy the owners so the M&R group was able to do a 'reply all' and send out the YouTube information.
- Discussion continued to let owners know that Mark copied everything he could get from TownSq during the two months he was on the board. He provided the complete board financial packages to the group giving them access to confidential information.
- Owner asked about the Communication Forum results. She hoped that the board would consider the recommendations of the group to improve communication in AL. Laura responded that the board was interested in the recommendations and would look at ways to investigate changes.

The **Property Management Company Search Committee** invites owners and residents to an open Q & A forum on **Wednesday, September 20, 2023, at 6:30 pm.**

This forum is to provide an update on the committee's search for a new property management company and to answer any questions you may have.

The meeting will be held at the Clubhouse and via Zoom.



## Updates since the meeting

- Due to the resignations of Retta Morcom and Mark Gavan, the board has appointed Pam Bell and Butch Rhomberg to fill their positions. Pam has agreed to be the Board secretary.
- The board is still looking for residents who are interested in working on new committees being formed. Residents are needed to help with reviewing and recommending changes to the current Indentures. Also needed are residents to help with a Welcome committee to create a Welcome packages for new residents. If interested, contact one of the board members.
- Michelle Brus volunteered to review the Communication Focus group information and with help develop a plan on how to implement some of the communication improvements in Autumn Lakes. You can contact a board member if you are interested in helping Michelle.
- Asphalt sealing was completed on all scheduled driveways and parking lots. The clubhouse parking lot was also restriped. Laura thanks everyone for their cooperation and patience dealing with delays from the rain and excessive heat!
- Snow Removal contract: A 3 year contract was signed with STL Hardscape with improved pricing since the contract was signed earlier in the year.
- The 'spring' planting of replacement trees and bushes was completed on August 30th.
- Dam repair: Kelpie Contracting has been here working on the repair on 9/13-9/15.
- Effective 8/14/23, our new SMG Property Manager is Holly Wilson. Holly's email is [hwilson@smithmgmt.com](mailto:hwilson@smithmgmt.com).

## Upcoming Activities

**Wednesday, 9/20/23 at 6:30 pm.** Property Management Company Search Committee will host a Q&A forum. This forum is to provide an update on the committee's search for a new property management company and to answer any questions you may have. The meeting will be held at the clubhouse and via zoom.



**Saturday, 9/23/23 8 am - 1 pm**  
**Start your Fall cleaning and get ready!** Autumn Lakes will be part of the Maryland Heights community garage sale. Signs will be posted at the entrance and information will be posted about the sale on Nextdoor, Craigslist and Facebook Marketplace.

**Thursday, 9/28, 2023 at 7:00PM.** The board will host an **Insurance TOWN HALL**. The meeting will explain the current insurance environment, explain our new coverage and take questions from owners on the Insurance changes. The Insurance representative and Attorney will be attending. The meeting will be held at Holy Spirit Parish Hall and on Zoom. ADDR: 3130 Parkwood Rd.

**PARTY TIME!** **Saturday, 9/30/23.** Autumn Lakes will once again participate in the Maryland Heights Night Out. **As part of the Night Out gathering, the Social Committee is planning a Chili Cook-off.** Residents are asked to bring their favorite chili. The Social Committee will provide hotdogs and refreshments, soft drinks, BYOB. The chili will be judged by residents attending! The event will be from 4 pm until 8 pm at the Clubhouse. Food will be available from 4:30-6:30, or until the chili is gone. If you plan to come and/or want to bring your chili to compete in the cook-off, be sure to [call or email Cathie Burkard at 314-443-0253](tel:314-443-0253) or [Cathie.Burkard@yahoo.com](mailto:Cathie.Burkard@yahoo.com).

## **AUTUMN LAKES — FALL GARAGE SALE**

**SATURDAY, SEPTEMBER 23, 2023**

We have scheduled our Fall Garage Sale to coincide with the Maryland Heights City Wide Sale. Hopefully this will bring in more traffic for our sales.

The sale is from 8AM till 1PM but feel free to continue your sale as long as you want. Make sure to post the sale on your own Facebook page!

As usual, we will put up signs at the entrance and post the sale on Nextdoor,

## **TOWN HALL Meeting**

A TOWN HALL is planned to cover the recent insurance situation and our new insurance coverage. It will be held in a meeting room provided by Holy Spirit and on Zoom.

Due to availability of the Insurance Representative and Attorney, the Town Hall will be

**THURSDAY, SEPTEMBER 28 at 7:00pm**



The next Autumn Lakes Association Meeting will be on Wednesday, November 29<sup>th</sup>, at 7 pm.