



# Autumn Lakes Gazette

Established 9/85

May 2013

XXIX No. 3

## Board of Directors

## Association Management Corp.

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

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

### **MAY 15, 2013 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. Laura Farkas was absent.

#### Election

Jay asked for nominations from the floor. There were none. The candidates-Mitch Latta, Larry Padberg and Jay Black- each gave a short statement about why they were running.

Ballots were collected from the attendees and added to the ballots previously sent in. Volunteers Sonya Ptah and Maureen Curran and witness Don Brinkman counted the ballots, and later reported that Jay Black had received the AL Condominium Association 3 year trustee position and Larry Padberg had received the AL Association 2 year trustee position.

#### Association Management Report by Keith McCracken

As of 4/30/13 Autumn Lakes Association (ALA) had assets of \$201,299. Total income YTD was \$74,136. Total budget line item expenses YTD were \$41,739. The Association is \$776 over budget on income and \$5,121 under budget on expenses. Reserve expenses through 4/30/13 totaled \$97,746 for retaining walls and the lake dredging project. A loan of \$164,000 was acquired for the dredging.

Autumn Lakes Condominiums (ALC) as of 4/30/13 had assets of \$190,858. Total income YTD was \$207,417. Total budget line item expenses YTD were \$155,276. ALC is \$18,555 over budget on income YTD. ALC is \$2,985 under budget on expenses. Reserve expenses YTD totaled \$19,911. Reserve expenses were for concrete work, soffit and trim repairs in multiple locations.

The maintenance crew has been busy taking advantage of our wet and soggy spring by planting grass, replacing shrubs and planting trees. They have also planted the flowers at the entrance and the pool.

The first shrub trimming is scheduled for the first week of June. Homeowners are reminded to check with the office if they want to be on the 'No Trim' list.

The large retaining wall along Autumn Trace has been completed and the large walls at 101 and 104 Autumn Shores Ct were recently completed.

The City recently repaired sections of sidewalks and streets throughout the property. During the process two driveways were damaged – 11984 Autumn Lakes Dr and 3124 Autumn Shores Dr. We are working with the City to have both of these repaired.

Residents are reminded not to feed the birds, geese or wild animals such as squirrels as this creates lawn damage as well as nuisance situations. Hummingbird feeders are permitted.

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

#### Bridgeton and Westlake Landfill Issues

Jay Black brought the group up to date on the Landfill Meeting to be held on 5/16 at 7 pm. The meetings have gotten too large for the clubhouse and have been moved to the Pattonville High School cafeteria. It is anticipated that meetings will be held twice a month through the end of July. Signs will be posted. The fire in the landfill has reached national media attention, and the Missouri Coalition for the Environment has been working to keep legislators and the community aware of the health, and property issues resulting from this ongoing problem.

There is an important meeting on Tuesday, June 25<sup>th</sup> at 6:30 in the Pattonville High School auditorium. The US Environmental Protection Agency will be hosting a meeting to review and discuss its findings in recent tests. In March the EPA flew a specialized airplane over north St. Louis to check for radiation related to nuclear weapons production wastes that were dumped at the West lake Landfill. The agency also collected groundwater samples in April.

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Our neighbors in St. Louis are pressing to make sure the EPA and the State of Missouri protect children, homes and communities from hazards from a subsurface landfill fire that is advancing toward the radioactive nuclear weapons production wastes.

### Social Committee

Stacey Dieffenbach reported that the social committee has planned a pool party for Sunday, June 9<sup>th</sup> from 2 to 6 pm at the clubhouse. The Association will provide pizza and drinks. Residents should bring snacks and desserts to share.

### Lower Lake Dredging

PrideMaster has begun work on the dredging project. The lake is currently being drained and a temporary road has been installed for their equipment. Dump trucks will be hauling the silt to a farm in the Missouri Bottoms. A requirement to test the lake silt for hazardous waste delayed the project. The test results are good – no hazardous waste. 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. With the recent hot weather the dump trucks should be able to roll soon and begin hauling the silt. Weather permitting, the project should now be completed by the end of June.

### Board Member Reports

Shah Smith reminded everyone that the Garage Sale would be held the upcoming weekend. Although each homeowner can elect whether to hold an individual sale, advertising was provided by the Association. Typically another sale is held in the fall as well.

Shah also reported that the City is moving forward on the new \$30-million dollar Maryland Heights Community Center. The new Center will be built to the south and east of the old one, and then the old one will be taken down. Information can be found on the Maryland Heights web page. Residents are encouraged to give their input on the website.

The Autumn Lakes pool will open on Saturday May 25<sup>th</sup>. Residents were reminded that they need a current Pool card to enter or bring guests. If cards are needed (or lost) new cards are \$10, and can be purchased from Rob tonight or from the Association Management office during their regular hours.

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

A resident commented on the grass growing on the tennis courts and asked if a backboard could be added. Rob will remove the grass and install a backboard.

A complaint was made about a dog being left out on a line (against regulations). Association Management will send the resident a letter as this is not allowed.

Dissatisfaction was also expressed concerning the lake dredging. Keith explained that we are at the mercy of the weather, as the greatly reduced cost was contingent upon being able to dump the sludge in a local farmer's field. With all the rain this season, they have not been able to get the dump trucks into the fields. Hopefully, we are expecting some dry weather and they will be able to continue the dredging. Several residents were concerned about how bad the lake looks and asked if our maintenance staff could at least attempt to pull out old tires, etc. Association Management will address the junk in the lake.

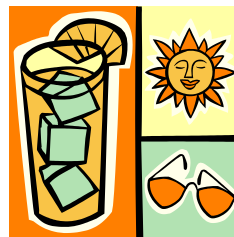
With no further comments, Shah moved for adjournment, seconded by Larry and the meeting was adjourned.

### Executive Board Meeting

The trustees agreed to ask Barbara Mack to return to as the pool monitor. Cards will be turned off if fees are delinquent past the grace period with a \$20 fee (to be paid to Association Management) to turn these cards back on. Shah will follow up calls with residents who try to enter with a non-working card. Barbara will report other rule infraction problems to Shah, Larry or Jay for immediate decisions. Residents with problems will be called by one of them. Cards turned off because of rule infractions will require board approval to be turned back on.

The trustees decided the 2013-2014 positions: Laura-President, Shah-Vice President, Jay-Treasurer, and Bill-Secretary.

**The next scheduled bi-monthly Board meeting and annual elections will be held on Wednesday, July 17th at 7:00 p.m. at the clubhouse.**



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