



Autumn Lakes Gazette

Established 9/85

November 2013

XXIX No. 6

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

November 20, 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 10/31/13 Autumn Lakes Association (ALA) had assets of \$69,475. Total income YTD was \$185,092. Total budget line item expenses YTD were \$135,216. The Association is \$1,692 over budget on income and \$3,868 over budget on expenses. Reserve expenses through 10/31/13 totaled \$225,223 for retaining walls, tree trimming, pool repairs and the lake dredging project.

Autumn Lakes Condominiums (ALC) as of 10/31/13 had assets of \$173,649. Total income YTD was \$641,873. Total budget line item expenses YTD were \$538,211. ALC is \$12,333 over budget on income YTD. ALC is \$30,485 over budget on expenses, primarily due to snow removal and tree removal expenses. This balances out to be \$18,152 over budget YTD. Reserve expenses YTD totaled \$86,819. Reserve expenses were for retaining wall replacement, concrete work, painting, tree work, and soffit and trim repairs in multiple locations.

The work on the lower lake dredging project has finally come to an end. The lake has re-filled thanks to the rains. The temporary road has been removed and Cut Rate Lawn Care has restored the lawn area. A new willow tree has been planted at the lake. The lake will be stocked with fish in the spring. We are currently getting estimates for installing a fountain in the lake next spring.

Repairs from the May 31st storm are still in progress. The most damage occurred at 3030 Autumn Shores Dr. where a large oak tree was blown onto the roof by the 100+ mph winds. The entire rear roof at 3030 Autumn Shores Dr. has been removed. Eleven trusses were replaced and the new roof has been installed. The electrical work begins this week followed by the drywall, painting and finish work. The deck has also been replaced.

Due to the major tree damage and removals caused by the storms and disease these past two years, the maintenance crew has purchased and planted trees throughout Autumn Lakes. The shrub trimming was completed in October. The final fall leaf clean-up will be completed the week of November 25th in preparation for the Thanksgiving holiday.

Christmas tree pick-up will be Friday, January 3rd. You may place your tree at the curb for pick-up. Please no plastic bags.

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

Snow Removal

The city is responsible for plowing and salting our streets except for Autumn Trace Ct, a private street. They do not begin plowing until the snowfall has reached 2 inches as measured at the airport. City snow plows will plow around cars parked on the street. There must at least be a single clear drive lane to allow emergency vehicles to easily pass. If your car is blocking the drive-through access, expect to be ticketed.

The board has contracted for one snow removal per storm unless it is heavy, prolonged or sleet/snowfall is expected. Salting on driveways, sidewalks and Autumn Trace Ct is also contracted by Autumn Lakes.

Typically, it takes about 8-12 hours to do all of our plowing and clearing. The board has directed the plowing company to observe the following priorities:

- a) Autumn Trace Ct if the city has not plowed it for us.
- b) The plowers should provide an opening to resident driveways where the city plowing has blocked them.
- c) Communal parking lots except the clubhouse.
- d) All resident driveways, priority drives (steep) first. Driveways with cars in them will not be plowed due to liability issues.
- e) Walkways to the front doors.
- f) Clubhouse parking lots.
- g) Selected common city walks.

Houses are responsible for their own snow removal.

Some things we can do as residents to get the best plowing results:

- a) When heavy snowfall is expected, park your vehicles in your garage or driveway. This will allow the city to clear the streets as much as possible.
- b) Move your cars into the street as soon as possible after the streets are plowed to allow your driveway to be cleared.
- c) When snowfall is expected, remove any items from your driveway or walkway that could be damaged by plowing or shoveling. Removal companies are not liable for damages done to these items.
- d) If you have areas that continue to be a problem after initial removal (i.e. from melting snow and ice coming off roofs then refreezing), call in a work order.
- e) If you think you have damage from snow removal equipment (i.e. cars, garage doors) notify Association Management *immediately*. Late claims cannot be researched.

Leasing Amendment and Process Changes

The trustees have learned that the Federal Housing Administration (FHA) certification of Autumn Lakes (AL) subdivision which qualifies our homes as eligible for FHA

loans expires on November 23rd. We also found out that the FHA has changed the rules to qualify for certification and these changes will cause Autumn Lakes to modify the Leasing amendment and leasing process that we put in place in 2009.

Some of the required changes include:

- 1) AL has to allow at least one resident who is not grandfathered under the Leasing amendment to lease their unit. We can set the limit.
- 2) Banks that have foreclosed on homes must be allowed to lease them.
- 3) AL cannot directly or indirectly approve or disapprove any tenant. We can review the lease only to make sure there are no violations of the AL rules and by-laws.
- 4) AL cannot collect rent directly from the tenant if the landlord/owner is delinquent in payment of assessments.

The trustees discussed the changes with the residents attending the meeting and asked their opinion on how to proceed. The recommendation of the residents at the meeting is that we should change the Leasing amendment to state that the board can modify the leasing limits and process to stay in compliance with conditions imposed by lenders providing government insured or guaranteed loans without the approval of the owners each time.

We will begin work on the new amendment based on this direction. We will need owners' approval to change the Leasing amendment to this new wording. You will be receiving letters and ballots that need to be returned with your votes so that we can change the amendment and get re-certified by the FHA.

Bridgeton and Westlake Landfill Issues

Jay Black told the group that there are two meetings a month with several of the Autumn Lakes' residents heavily involved. There is the local Community Action Group which meets at the International Union of Operating Engineers Local 513 in Bridgeton on the third Thursday at 6:30 pm.

There is also the Community Advisory Group (CAG) which is legally a part of the Environmental Protection Agency (EPA) and meets at the same union hall on the third Monday at 6:30 pm. You can get more information about the group and the Westlake problem at their website <http://westlakecag.org/>.

Jay explained that currently the sub-surface fire is about 1000 feet from the radioactive waste, moving about 1 foot per day. They are currently running tests to find the best location to build an isolation trench about 60 to 80 feet deep, 40 feet wide and 300 yards long. The trench will be filled with inert material to cut off the heat moving toward the radioactive material.

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Maryland Heights, MO 63043

3011 Autumn Shores Drive

Social Committee

Laura Farkas thanked everyone that participated in the AutumnFest on Saturday October 5th. Attendance was lower than usual due to the cold weather but there was lots of food and fun.

The Social Committee and interested residents will meet on December 4th to provide ideas and help set the schedule and events for 2014.

Autumn Lakes' Website

The trustees again ask that any residents who know of companies that would provide good, inexpensive web service should contact Shah Smith at 314-960-6620.

The trustees will be contacting the companies to determine who could best support our website.

Resident Open Forum

Gaye Gambell-Peterson submitted a request that all city sidewalks be cleared of snow not just the inner sidewalks. The trustees will look into the additional costs.

Several residents expressed the desire to have a committee to make the wetland area more attractive. Larry Padberg agreed to work with residents who are interested in improving the small lake/wetlands. Anyone interested in participating can reach Larry at 314-209-7576.

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

Executive Meeting

Keith reported that Rob Edelson's maintenance list from the trustee walk-around has been completed. Several residents received letters to correct problems. Other items on the list have been given to other service companies.

The trustees approved changing the Master Insurance Policy to the proposed Columbia insurance plan after American Family increased the premium for 2014.

The trustees reviewed the modified budget prepared by Keith based on their first meeting. The budget has been approved for 2014. Letters will be going out to the residents soon.

The next scheduled bi-monthly Board meeting will be held on Wednesday, January 15th at 7:00 p.m. at the clubhouse.



Seasons Greetings