



Autumn Lakes Gazette

Established 9/85

November 2014

XXX No. 6

Board of Directors

<i>Laura Farkas</i>	770-9442	<i>President</i>
<i>Jay Black</i>	269-7109	<i>Vice President</i>
<i>Sonya Ptah</i>	540-0467	<i>Secretary</i>
<i>Andrea Crouch</i>	344-9063	<i>Trustee</i>
<i>Larry Padberg</i>	209-7576	<i>Trustee</i>

AMC Management LLC

Mickey Montee, President
 3153 Fee Fee Road
 Bridgeton, MO 63044
 Office Hours M-Th 8:00-5:00
 Fr 8:00-4:00
 24 Hour Phone: 314-291-1450

November 19, 2014 MEETING MINUTES

Laura Farkas, President, opened the meeting and began with introductions of the board and our guests.

Guest speakers: Capt. Robert Daus and Asst. Chief Steven Reinhart from the Maryland Heights Fire Protection District.

- **The Maryland Heights Fire Department** just completed the change your clock, change your battery program. The officers encourage changing smoke detector batteries, including backup batteries, annually and replacing the entire detector every 10 years. If any resident needs help changing detector batteries please call 314-298-4400 and we will coordinate getting them replaced. The recommendation also holds true for carbon monoxide detectors; replace them every 10 years.
- The community donations totaling \$7,000 for the "Fill the Boot" campaign were presented to MDA Foundation. The Maryland Heights Firefighter Golf Tournament raised \$10,000 for local charities, and firefighters are currently collecting among themselves to assist local families for Thanksgiving.
- PROP B passed. The District will be inviting neighborhood trustees to an upcoming site-planning meeting. There will be no reduction in service within the area during the station demolition or construction.
- Extinguisher training will be offered in spring. Graduates receive a certificate and an extinguisher.
- CPR classes (heart saver, adult, child and ADE) will be held in spring 2015.
- The Community Emergency Response Teams (CERT) concept was developed in California due to earthquakes. Community members that have been trained can be used for emergency purposes. CERT training will re-launch in 2015 with 8 sessions of emergency response strategies.
- Website www.MHfire.org and Facebook page

Association Management Report by Keith McCracken:

- Autumn Lakes Association as of 10/31/14 is \$1, 715 better than budgeted on income for

the year and \$9,507 over budget on expenses.

- Autumn Lakes Condominiums as of 10/31/14 is \$13,405 better than budgeted on income YTD and \$32,550 over budget on expenses due primarily to snow removal, pest control contracts, tree removal expenses and increases in insurance, water and sewer.
- The maintenance crew has been very busy cleaning up the banks around the lakes and treating the upper retention lake for duck weed. They have the upper and lower lakes looking good and have had success bringing the primrose under control. The fountains are being removed, cleaned and stored for winter. Rob and Dave have also been busy cleaning the leaves from the gutters. They have disconnected hoses from the outside faucets to help prevent freeze damage. Please see that your garden hoses are disconnected and stored to help prevent frozen pipes. We also recommend that you turn off the water supply to the exterior faucets for the winter. If you need assistance with this, please contact the management office at 314-291-1450.
- The Board did their fall walk-around. During the walk-around maintenance issues are identified as well as violations, etc.
- The second and final leaf clean up should be done the week of November 24. The lawn service will also pick up the leaves at the curb for the 18 houses.
- As always please call 314-291-1450 if you have a work request, questions, or concerns or email us at association3@juno.com

Board Reports:

Budget survey results: Laura thanked the residents for participating in the surveys for budget priorities and social events. 152 surveys were returned regarding the budget.

The top 5 priorities are:

1. Repair/replace asphalt drives and off-street parking
2. Paint/repair more buildings
3. Lake clean up
4. Replace tie walls
5. Clean up dead/ mature trees.

The Board anticipates an increase in condo fees,

about 5%. Insurance is increasing. Keith shared that we have shopped around and some insurance companies will not even give us a quote because we've had 3 million dollars in claims in the past 3 years. Currently we are insured with Columbia. Our current rate is approximately \$110,000. Our new rate will be approximately \$113,000.

Bridgeton/West Lake Landfill:

Jay Black reported that there is not much activity to report for the Bridgeton/West Lake Landfill. Presently, four options for the construction of an isolation barrier between the radiological waste site and the subsurface smoldering event have been submitted by the Potentially Responsible Parties (PRP) to the EPA for review. Per a directive by Missouri's Attorney General, copies have also been sent to the US Army Corps of Engineers and to the St. Louis Airport Authority for bird mitigation review. The process will involve study, review, re-evaluations and arguments which have a time-line of 18 months for a conclusion. This should conclude about March 2016. After a decision is made, construction of the barrier should take about 12 to 14 months.

Lake Committee: Andrea Crouch reported that the lakes look great. Thanks to Rob and Dave for their hard work.

The lake committee has met over the last few months to discuss how to clean up the upper and lower lakes. We identified a variety of solutions for cleaning up the dead vegetation and algae. We also eliminated those ideas that did not seem credible. (Specific lake committee meeting minutes are online at autumnlakesstl.com)

We determined prior to dredging the lower lake in the future, an engineering study should be done so the shoreline is maintained appropriately and our agreement with MSD to maintain this lake as a water detention basin is not compromised. Two civil engineering firms were identified as capable of doing an engineering study when needed and have also provided bids estimating overall costs.

DECISIONS- The trustees have decided to treat the lakes chemically ourselves and budgeted \$3000 for next year for chemical treatments. We will be treating the lakes more frequently than Aquatic Control had been and believe this will be more effective in arresting new growth on the surface of the lakes. A jon boat was recently

purchased so our maintenance men can do chemical treatments more thoroughly and directly; saving us the costs of treatment by an outside service.

The Lake Committee will be discontinued for now. We will see what results the more aggressive chemical treatment provides. Our objective is to get the lakes free of dead, surface vegetation and algae plus looking pretty once again. Thanks to the committee members for their work and time.

Social Committee:

Laura reported that the next Social Committee Planning meeting will be the 2nd week in December. Look for the notice on the bulletin board and website. We'll be reviewing the survey results to plan the 2015 activities. 102 social surveys were returned. The social committee is looking for new ideas, new participants, and a new chairperson.

Note to Residents:

Mark Neubauer, who paints the Autumn Lakes buildings, has located a source for door insulators that fit and work well on the doors at Autumn Lakes, which are old for the most part and have become compressed making them much less effective. This is the strip that goes around the door between the door and frame. Mark will replace the insulator for anyone who may be interested, by contacting him directly. There is a charge for his work.

Open Discussion for Residents

A resident commented Rob and Dave have been working very hard and often in inclement weather. Everyone agreed they are doing a great job. Many thanks to Rob and Dave.

Executive Session:

Keith and the trustees discussed the sale of Association Management. Mickey Montee is the new president. Allan Seals will retire at the end of 2014. All the employees will remain with the company.

Rule Change: Clubhouse Rental - The rental payment of \$200.00 is required to reserve the clubhouse/pool which must be returned with the reservation form..... Your reservation is not confirmed until the Property Manager has received the \$200.00 rental along with the signed reservation form.

Happy Holidays to All! The next Autumn Lakes Association meeting will be held on 1/21/15.

Autumn Lakes Gazette
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