

2023 Annual HOA meeting held 2/28/23 at Wildwood City Hall.

Slide 1 opening slide.

Slide 2 Introduction of trustees.

Slide 3 meeting agenda with addition of Lauren Edens, Council Member Wildwood

Slide 4 Officer Steve Deghelder review of crime, reporting, and vacation check

Slide 4 Lauren Edens Council member, discussed City issues of budget balancing, road changes.

Slide 5 Administrative HOA Trustee responsibilities.

Slide 6 HOA budget review in summary, complete budget mailed with HOA fee. Discussion of HOA accounting report to include HOA cash on Balance sheet with P&L, follow up required.

Slide 7 Construction Trustee responsibilities. Currently Jill Adams moving to Joe Schlag

Decks, driveways, fences, and pool common request. Solar panel state restrictions changing to must allow but HOA can make restriction on how mounted. Follow up.

Slide 8 Community Event Trustee, Karen Boykin had concert last year and will have two this year along with supporting Easter Egg hunt, Halloween parade, and any other community function.

Slide 9 Grounds Trustee responsibilities (Jill Adams was filling in for Matt Baker)

Slides 10-12 review of renovations to all entrances, not all on time and Christmas decorations.


Were not satisfactory.

Slide 12-25 review of the cul de sacs (12) condition from bare to well maintained . in 2023 the plan is to remove all the dead brushes, add grass to the 2 that don't have, add rocks and bushes to match the entrances to create a common look for entrances and cul de sac. Need volunteers who live in cul de sac to allow HOA to connect new watering zone for the cul de sac. HOA pays for installation and \$50/year for water.

Slide 26-28 concepts for cul de sac renovations to include scrub is no tree, rock and bushes.

Slide 29 Election of new Trustee. There were no volunteers. Paul Temme Agreed to stay on as Administrative until 2024 general election when trustee terms end.

Slide 30 Melissa Schalg held the drawing for the \$100 attendance prize, and it was won by Shin Leong



Chesterfield Valley/ Valley View Neighborhood

- ▶ HOA Annual Meeting
- ▶ Welcome

1

HOA Trustees Introductions


Construction, Permits ,	2022 Jill Adams, 2023 Joe Schlag
Community Events,	2022 Karen Boykin 2023 Karen Boykin , Melissa Schlag
Grounds	2022 Matt Baker 2023 Matt Baker
At Large, (Grounds)	2022 Vacant 2023 Jill Adams
Administrative	2022 Paul Temme 2023 (election)

2

Agenda:

- Crime Prevention , Wildwood Police
- 2022 Expenses and 2023 budget
- Construction Permits
- Community Events
- Grounds , Entrance & cul de sac
- Volunteer and elections
- \$100 cash attendance

3



636-458-9194 314-615-5601

- ▶ Sgt Steve Deghelder
 - ▶ The City of Wildwood Precinct is comprised of one (1) Commander (Captain), one (1) Lieutenant, eight (8) Sergeants, forty (40) commissioned police officers and one (1) civilian staff employee.
- ▶ **Crime in area, when to call**
- ▶ **Vacation Check Form**
- ▶ **Citizen's Survey**
- ▶ **Your Questions**

4

Administrative Paul Temme

HOA Trustee meetings	Quarterly
Website maintenance	subdivisionhoa.org
Restrictions invoicing	overnight parking complaints
Manage Accounting	\$ by HOA Accounting

5

Administrative

▶ Budget	2022	2023
▶ Income	\$66,134	\$68,065
▶ Expenses	\$82,248	\$67,165
▶ Streetlights electric		\$14,088
▶ Grounds mowing etc.		\$12,600
▶ Cul de sacs renovations		\$15,000
▶ Reserve year ending	\$23,577	\$24,577
▶ Receivables	\$2,465	\$2,465

6

Construction Jill Adams

Review request for any outside modifications

Pools, fences, driveway, additions

Indenture objective is to maintain an open view without fences

Use website subdivisionhoq.org to submit request

7

Community Events Karen Boykin

Support building a friendly environment

Easter Egg , Halloween Parade

Concerts , 1 in 2022 2 in 2023

Suggestions

8

Grounds Responsibilities Matt Baker

Cut and fertilize all the common ground, entrance's, cul de sac

Common Ground tree maintenance

Wildwood City tree replacement 32 in 2021, 14 in 2022

Renovate and maintain entrances(6 monuments)

Renovate and maintain cul de sac (12)

9

Entrance Clayton and Quail valley



10



11

Entrance Sun Meadow and valley




12

Grounds 2023 Matt Baker

- Review of the 12 cul de sac
- Pictures today and followed by proposed design
- Any suggestions
- Need one home in each cul de sac to connect to sprinkler


13

Autumn Run Ct South grass, benches brmk walk, dead bush




14

Autumn Run Ct North grass nice bushes, dead brushes, good pine




15

Sun Meadow grass, 2 trees, remove one, dead bushes




16

Woodlodge Ct no grass, good tree, dead bushes

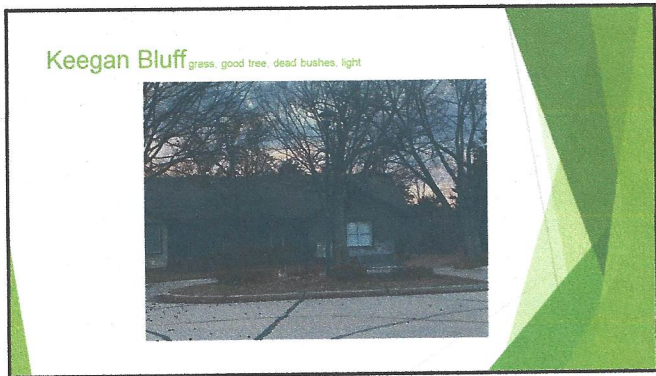


17

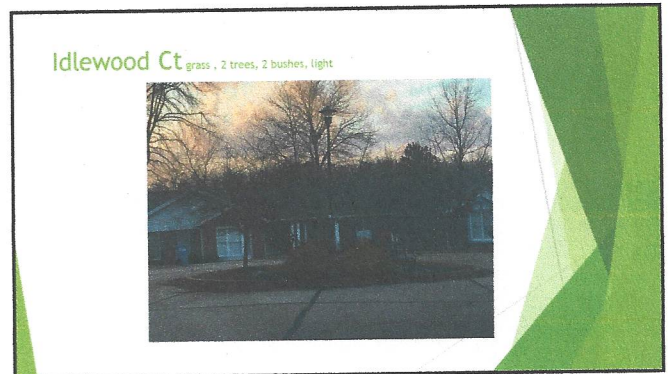
Sundance Creek grass, bad tree, no bushes, light



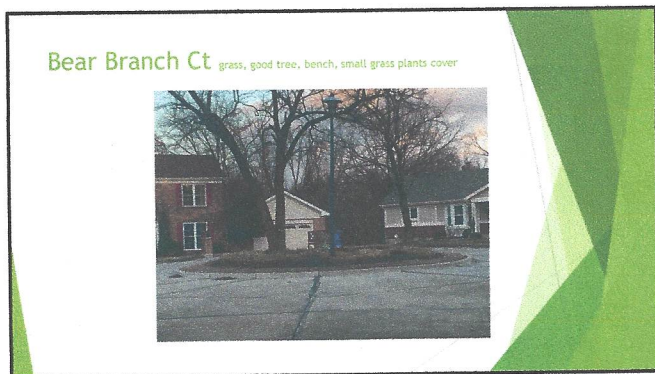
18



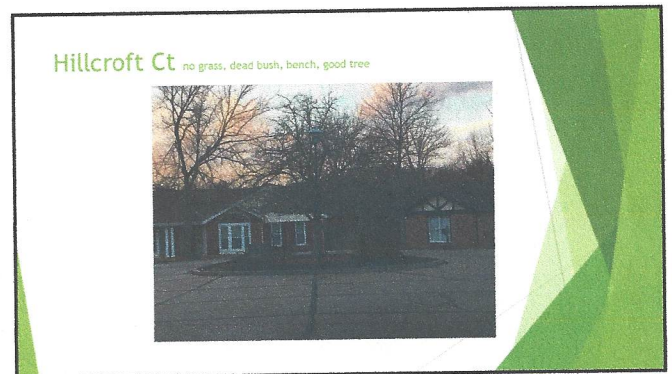
19



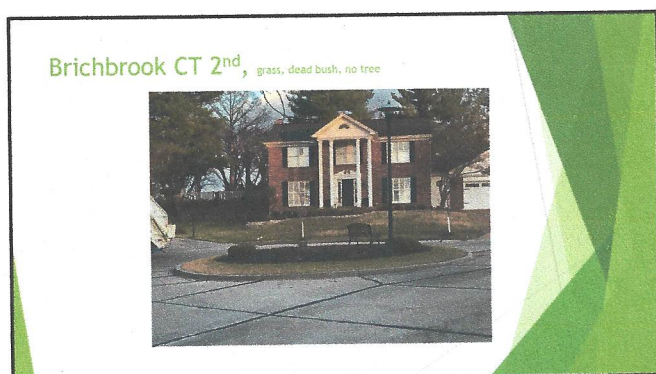
20



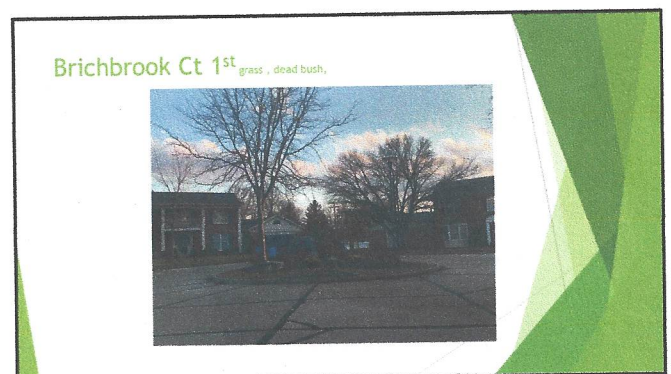
21



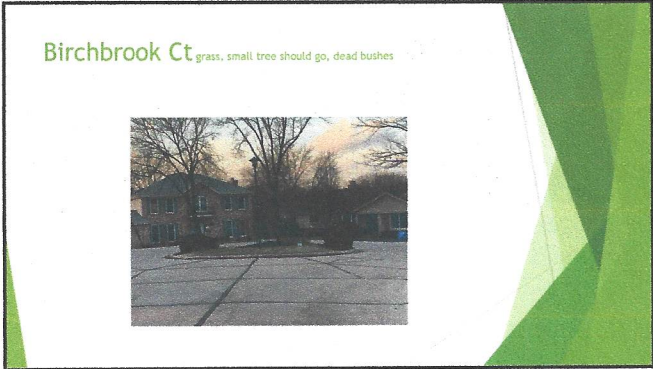
22



23



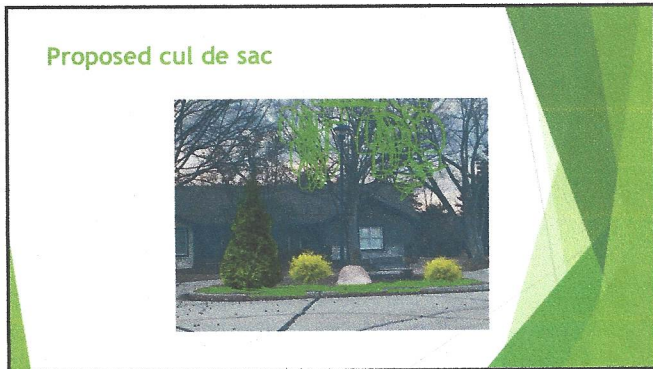
24



25



26



27



28

Volunteer and Elections

- ▶ Only HOA term ending Administrative
 - ▶ Paul Temme said he would stay on
- ▶ General Election 2024
- ▶ Any volunteers for HOA Trustee

29

\$100 Cash attendance Prize

30



**Chesterfield Valley/
Valley View
Neighborhood**

- ▶ HOA Annual Meeting
- ▶ That's all folks