

MEMO

TO	File	From:	Bill Mulder
DATE:	9.23.23	RE:	Town Hall meetings

The following is a summary of the Three Town Hall Meetings. The Theater District was held on Tuesday, 9/19/23. The Gateway and Beach Districts were held on Wednesday, 9/20/23. The South Lake and Island Districts were held on Thursday 9/21/23. All meetings were held at Town Hall located in New Town in St. Charles, MO. Present was the Board of Governors (Board) for the Homeowner’s Association as created by the AMENDED AND RESTATED DECLARATION OF GOVERNANCE, COVENANTS, EASEMENTS, CONDITIONS, AND RESTRICTIONS FOR THE NEW TOWN AT ST. CHARLES as filed with the Recorder of Deeds for St. Charles County on May 5th, 2017 (Declarations).

Below is a full list of all board members and attendees for at least one of the meetings:

Name	Position	Attendance
Sandy Tricamo	Theater District Board Member	Yes
Bill Mulder	Theater District Board Member	Yes
Jessica Knaack	South Lake District Board Member	Yes
Aqueba Matlock	South Lake District Board Member	Yes
Jason Merrill	Island District Board Member	Yes
Mike Miller	Island District Board Member	Yes
James Kollar	Beach District Board Member	Yes
Sherry Mertz	Beach District Board Member	Yes
Jeremy Evans	Gateway District Board Member	Yes
Elizabeth Dorsch	Gateway District Board Member	Yes
David Price	Founding Member Representative	Yes
Tim Busse	Founding Member Representative	Yes
Perry Whittaker	Founding Member Representative	Yes
Beth Unger	Association Manager, DNI Properties	Yes
Lesley Landreth	Association Manager, DNI Properties	Yes
Eric See-Leynes	Senior Association Manager, DNI Properties	Yes

Location: Town Hall, New Town at St. Charles

Date: 9/19/23 – 9/21/23

Time: 6:00PM to typically 8:00PM

All Board members attended at least one meeting. Eric See-Leynes attended and presided over all three meetings. All Board Members, Owners, and Residents were invited to attend a meeting. Three meetings were held in total as the Town Hall is not large enough to hold all Residents at the same time. No decisions were made at the Meetings as they were designed to provide information to all and an opportunity to discuss significant changes or concerns.

1) St. Charles City Officer Wehrli.

- a. Officer Wherli is a 24-year veteran mostly in patrol function, but also has 10 years' experience at St. Charles public schools as an SRO.
- b. Will work schedule will be on various days and hours.
- c. If a crime in is progress the St. Charles Police Department should be called. They will dispatch Office Wherli or additional officers has needed.
- d. If an emergency is in progress 911 should be called.
- e. New Town will not have its own marked car.
- f. Officer Wherli and GCI will work in tandem. GCI is here to enforce New Town Rules and Regulations. Officer Wherli has the capacity to enforce the law, will respond quickly to calls while on duty, and can better enforce no trespassing where signs are located.

2) Town Architect Major Updates.

- a. Tim Busse is the Town Architect (TA) and has been since the community was built.
- b. Mr. Busse will be reinstating regular Town Architect Meetings.
 - i. Next meeting scheduled October 9th, 2023.
- c. Approximately 2,050 homes now comprise New Town. Expect it to grow to about 2,800 homes after the Merz, 160-acre tract, is added.
- d. Grading and infrastructure to Merz tract is currently underway.
- e. Various concepts of future improvements were overviewed including: a 3rd pool facility, new design for water edges & walls, various new designs of buildings displayed, greenspace enhancements, commercial buildings, Rue Royale extension to Granger, Gateway entrance design, and Shire Lane pool parking concepts.
- f. Pickle Ball (privately owned) may expand area and add commercial space & courts.
- g. Unimproved lots around the Amphitheater may be completed but not in the immediate future. Designs for the Crescent were presented.
- h. The Event Tent (privately owned) will be coming down soon. A boutique hotel may take its place, however, additional options are also being considered.
- i. Senior Center is still planned for development; however, construction is slow.
- j. TA considering updating Architectural Forms and revising the Arc. Request process.
- k. Concepts from the presentation including front entrance monument at Gateway entrance as well as Shire Lane pool parking will be taken into consideration for future improvements by the General Assembly Board of Governors.
- l. Town Architect to consider an online platform/forum to communicate to residents.
- m. *Note, the designs presented are conceptual only, and not to be interpreted as future development plans.*

3) Community Maintenance Updates:

- a. Please refer to Agenda for a full list of completed maintenance items.
- b. Playground Staining & Repairs > maintenance was completed. Wooden playgrounds are custom redwood from Barbara Butler. The GA will look into alternative playground options for future replacement of playgrounds and stages.
- c. Pool Repairs and Enhancements > Security cameras added, roof replacement at Shire Ln, Lazy River Resurfacing, Trellis Staining, New Furniture.

- d. Irrigation System > repairs continue. GA to look into adding a new well, pump and pump house which will facilitate automated watering of commons.
- e. Signage Upgrades > The GA will be installing updated signage at lakes and commons to assist with trespassing and publicly state rules of the community.
- f. Seeding & Aeration > commons to be seeded/aerated, including turf restoration to commons along Broad St.
- g. Tree Removal & Replacements > Willow Trees throughout the community have reached their life cycle and were removed. Diseased/Dying Sycamores were removed and tentatively scheduled to be replanted in the Fall, however, Willows will be planted in the Spring as weather conditions are more favorable.
- h. If maintenance is requested, be sure to use the new portal. It logs who made the request, when and the request (you can see if someone else made the request).
- i. Street maintenance was discussed. Streets are Public and owned by the City and responsible for coordinating maintenance & repairs.
- j. Sidewalks are generally the resident's responsibility, and the city does have a 50/50 program where they share in the maintenance expense.

4) **Community Updates:**

- a. See agenda for full list of Updates:
- b. Financial Review
 - i. Expenditures to date total: \$1,325,495 for the first 8 months and straight-line analysis for the full year is \$1,988,242 which compares to a budget of \$1,940,545. Budgeted income of \$1,940,545 compares to actual of \$1,937,301. Overall, expenses match YTD and projected budget.
 - ii. Quarterly Financials to be posted on the resident portal.
- c. Security Operations:
 - i. SCPD Officer will be working various shifts and coordinating efforts w/GCI.
 - ii. SCPD Officer is to enforce City Laws and Ordinances.
 - iii. GCI Security has been cut back, however, is still necessary to enforce NTGA Rules and Regulations. The GA will evaluate 3rd party security options moving forward.
 - iv. Residents are to contact the SCPD or dial 911 if they need Police assistance. This also assists in creating a log of incidents for data purposes.
 - v. Residents can also use "Report a Concern" feature on City of St. Charles Website.
- d. Rules and Regulations of community are to be reviewed by Board for potential updates and revisions.
- e. Community Portal: residents are encouraged to sign up for portal access. Link to signup can be found on the ntga.net website.

5) Open Discussion:

Financial Questions:

- Financials to be posted Quarterly on Portal.
- Balance sheet and Income Statement of the Trust (which pays for events like concerts) can be found on the internet. It is an IRC 501(c)(3) and is required to file an annual 990 form which is public. A separate board and management company oversees the Trust.
- Question regarding the unused MT budget. The current report is for 8 months, we still have 4 months left in the year. Budget was conservative in case of an unforeseen repair.

Mail Rooms and Town Hall:

- The postal service is requiring new developments to have local kiosks versus the mail room concept.
- Town Hall bathrooms will now be unlocked pending no further vandalism.
- Recommendation to post the meeting in the Mail Rooms as not everyone reads the emails.
- Requests for additional Town Hall lighting, cameras, acoustics, and repair of leak.

Beach, Canals, and Lakes

- Shorelines. We have several types from sand, large landscape type retaining stones, rock and dirt. The dirt is having issues with erosion & is being reviewed. Landscape architect recommends planting plants that are resistant to erosion. This may be a more significant cost repair.
- Non-residents are using the Beach. The GA to look into how LSL & local municipalities control entry to their common and recreational facilities.
- Charlestown lake connections to NT were of concern. The City of St. Charles performed a impact study and determined the water connection is acceptable for the current capacity for NT Lakes and discharge. NT has also installed a permanent pump to assist with water levels in lakes.
- The GA is looking into hiring a 3rd party vendor to treat lakes next year. GA is investigating the banks mentioned to find the best solutions.
- Non-residents are using the lakes at 6am, how to prevent this as staff is not on site at this hour. GCI & Officer Wehrli to monitor moving forward.
- Resident fishing and private property signs to be added by GA.
- GA Maintenance Staff removes trash from lakes/canals weekly. Frequent issue due to wind and ongoing construction.
- Simeon Bunker Lake – Native Grasses were intentionally planted. The area is maintained by an ecological vendor and treatment program. Adjacent Alley to be mowed bi-weekly.

Benches and Playgrounds:

- Question on use of teak wood on benches and repairs cost. Pine or Oak was suggested as alternative, however, the primary goal of the GA is to preserve the teak for longevity.
- New benches will likely be constructed of a different & more cost effective option.

- Discussion on use of redwood to repair the Barbara Butler playgrounds. Other wood options were suggested, however, would compromise the appearance of the structures and will not be uniform in appearance. The GA will look into alternative options to replace the structures versus repair, along with other lower cost options.

Bridges and Roads:

- The City of St. Charles owns the streets in New Town with the exception of the brick paved roads and the Civic Circle around the Amphitheater.
- Discussion of black asphalt patches by the City to temporarily repair red bricks used on bridges (the City of St. Charles owns the bridges that cars traverse). The City's plan is to remove the red brick and replace with concrete. Bill Mulder (board member) and Tim Busse (Town Architect) will talk with our representative with the City (Mike Galba) regarding maintenance of the bridge coming into New Town which has red bricks. We would prefer to retain a more decorative appearance as was originally envisioned and created.

Miscellaneous:

- Kiosks on the Amphitheater. All are leased out. No vacancies currently.
- Note, businesses in the commercial center are privately owned, and not controlled by the GA.
- Question regarding the use of composite wood. Town Architect to consider options. Vinyl fencing is still prohibited for use in NT.
- Map of New Town is located on the website and portal.
- Questions regarding if New Town will become overpopulated or if a population study has been completed. One has not, construction will cease with the completion of the Merz tract.
- Were mosquitos sprayed for this year? Yes, by Newt's.
- Brainstorming on the best way to ensure only New Town residents use amenities. May consider passes, but New Town was created to invite other people into the community. Businesses also need the influx of patrons to support their business.
- The GA will look into options for pool staff during storms & high temperatures.

Meeting adjourned.