

March Trustee/Committee/Homeowners Meeting 3/10/26 6-8:20pm

Attendees:

Sharon Woelbling
Shyla Conrad
Lisa Alexander
Melissa Huelskamp
Betty Jarvis (former Neighborhood Watch)
Jeff Crow (new Neighborhood Watch)
Jason Chadwell (C&R's)
Linda Keim (Garden Club)

Trustee/Committee Meeting:

- Sharon reviewed meeting agenda internally. Introductions of committee members.

Homeowners Meeting:

- Sharon led meeting. Introduction of board/guests. New residents were recognized.
- New bar renovation at clubhouse has been completed.
- Announcement of social channels (website, facebook, resident email blasts).
- Lt. Jennifer Bell – if you see someone on an e-bike or e-scooter misbehaving, please call police department to report so that they can educate riders on rules. If you see them going to an address, report the address.
- There is no fishing in the subdivision lake. Report trespassing to police department.
- Resident voiced concern for speeding in the subdivision. Requested signs for speeding. Police will run statistics and use this information to present a case for more signs/more patrolling in subdivision.
- Mayor Guccione spoke about potholes and how to report these to the city for repair. Discussed road construction in city, tailgating. City is safe, not a lot of crime.
- Resident expressed concern of snow plows and when trucks plow, this is pushed onto end of driveways blocking entrance. Asked if smaller snow plows were available. Mayor stated that smaller plow cannot handle the snow.
- Mayor is available on Social Media/Nextdoor channels. Please reach out to him if needed.
- Mayor introduced Frank Martel who is running for Ward 2 Alderman. Frank has been a citizen of Wentzville since he was born – 70 years. Has experience on a school board (3 terms), and is a prior resident of Bear Creek.

- Lisa Alexander is running for Ward 2 Alderman. Lisa has lived in Bear Creek since 2000. Has been a part of the Wentzville Outreach Lions club for 20 years and was awarded Citizen of the Year in Wentzville in 2025.
- Alderman Jordan Broviak – Current Alderman. 17 years of financial services experience. Has legal experience. Has been on his HOA for 10 years. Discussed items and projects he has backed for implantation within the city (eg: North Point Prairie project).
- Alderman Robert Hussey – Current Alderman. Discussed metal barriers on Interstate 70. Check his social media to read about this project and sign the petition if interested.
- Mike Bober (Golf Course) – Over 130 golf course events in 2025. Discussed golf tournaments and rules. Upcoming events – Easter and Mother’s Day brunches. Kids on golf course is a concern (fishing in lake, damage on greens from dirt/e-bikes). Addressing these as able. No driving personal golf carts on golf course. Asked for residents help with reporting concerns – call or email Mike.
- Kids should have a valid drivers license to drive a golf card in the subdivision. This is a law.
- Jason Chadwell (C&Rs) – Gave a high-level overview of Covenants & Restrictions (what they are). Exterior improvement projects require permits and board approval. Forms can be found on the website. Contact Jason with any questions and report any violations to him.
- Laura Keim (Garden Club) – Talked about main projects that the Garden Club handles. Jayne Juern leads projects. Open invitation for residents to attend meetings which occur between March-December at the clubhouse, and to join as a member of the Garden Club.
- Jeff Crow (Neighborhood Watch Committee) – Recently moved to subdivision from Colorado Sprints. Has prior experience on a Neighborhood Watch Committee. Please report any concerns or safety issues to him.
- Sharon – Things Trustees are working on: pool repairs that were completed/prioritized within board. Reducing cost of selected repairs from \$20K to \$6K.
- Gave a high level review of budget and actions taken.
- Shyla – 17 addresses in Bear Creek that do not have a Bear Creek address (being rented out). Looking at options for rules on living in a home for a certain amount of time prior to renting it. Goal is to eliminate rentals. Another idea: putting a number or percentage

of homes in the subdivision that are allowed to be rented (and not going over that number). Home sellers cannot sell a home to a rental property company.

- Alderman Hussey has mentioned that Golf Club of Wentzville has banned rentals.
- To update C&Rs/Amendments/Subdivision Standards, there requires 2/3 votes of present homeowners. Legal fees and filing fees. Alderman Broviak recommended making multiple changes (as needed) at one time.
- Signage on vehicles – City of Wentzville maintains streets (parking vehicles with signage on the street is legal and allowed). Subdivision C&Rs state that vehicles with signage cannot be parked in resident driveways. This is a topic (allowing vehicles with signage to be parked in the driveway rather than the street) of interest for the homeowners. Sharon asked residents to think about this.
- Meeting concluded.