Innsbrook

October 5, 2026

Innsbrook Owners Association Maintenance & Operations Update - September 2026

Dear Property Owner,

We would like to provide you with an update on several maintenance, infrastructure, and community improvement projects currently underway throughout Innsbrook. Thank you for your continued patience, understanding, and support as our teams work to maintain and improve our community.

Roads and Trails

Road conditions continue to be a top priority. Our team has nearly completed grading all gravel roads for the fifth time since April. With little to no moisture currently in the gravel bed, freshly graded roads may take longer to compact, which can result in washboarding—particularly on hills—sooner than we would typically anticipate.

Once we receive consistent rainfall, crews will need to grade the roads again. In the meantime, we continue to evaluate compaction techniques and equipment that may help keep our gravel roads smoother for longer periods of time.

Micro-surfacing has been completed for this season, and we have already begun gathering bids for next season's road work. The bidding process will include asphalt milling and patchwork, crack sealing, and micro-surfacing in designated areas. Once the scope of work is confirmed, we will communicate the affected areas to property owners.

The Wanderfern Way Drive project has also been completed, including the placement of fresh gravel. We are hopeful these improvements will help the roadway hold together longer and provide residents with relief from watershed and erosion concerns. While we recognize that this work will not eliminate every issue, we anticipate it will help alleviate many of the existing concerns.

Road crews have also installed numerous new stop signs in areas where additional signage was needed. All speed bumps have been painted caution yellow, with reflective glass material added to the wet paint to improve visibility. White stop lines have also been added at stop signs using the same reflective material.

Additional speed humps and stop signs are being added along Woodlake Drive in response to concerns regarding speeding and several reported near misses over the past year. Two speed humps will be strategically placed along the roadway to encourage slower speeds and help improve safety for both drivers and pedestrians.

Planned Graveling Areas for 2026

- Wanderfern Way
- Alpine Bend
- Grenoble Lake Drive
- East Innsbrook Drive
- Valley View
- Linden Point
- Kitzbuhl Point

On Whitetail Drive, we are evaluating culvert replacements and the installation of gabion stabilization along steep hillsides to help address erosion and roadway concerns. Due to budget considerations and the planning required, this project is anticipated to take place in 2027. We plan to complete this work in-house as a cost-saving measure. While this will be an extensive and challenging project, it is a much-needed improvement for residents in the area.

South Lake Wanderfern Bridge Work

Bidding for the South Lake Wanderfern bridge project began on August 10, and the bid proposal from Gershenson Construction has been accepted.

After reviewing references and thoroughly evaluating the companies that submitted bids, the Board and I determined that Gershenson offered a strong combination of extensive bridge-construction experience and competitive pricing. The project is expected to cost approximately $450,000, with work scheduled to begin in March.

While one bid was lower, that contractor had considerably less bridge-construction experience. Other bids were higher, with some reaching approximately $650,000. Gershenson has extensive experience working with municipalities and MoDOT and received strong recommendations from its references.

Street Signs

We are currently compiling a list of areas throughout the community that require new or replacement street signage.

Property Maintenance

Maintenance efforts continue throughout the property. Below are several of the larger improvements we have recently completed or are currently working on. This is not an exhaustive list of the Maintenance Department's responsibilities; our crews also handle daily mowing, trimming, clearing, building maintenance, and general upkeep of common areas throughout the community.

Recent and upcoming improvements include:

- Staining the remodeled mail kiosk on Aspen Way Drive — completed
- Painting the mailboxes — planned for fall
- Main Gate entrance updates — substantially completed, with landscaping continuing to evolve
- Konstanz entrance updates — currently underway
- Informational signs outlining trash-management do's and don'ts at dumpster areas — installed
- Bollards installed in front of call boxes and mail kiosks — completed
- Removal of the old tennis courts and potential installation of a native demonstration garden with a pergola and seating areas — anticipated for late fall/winter; the lower section of courts will remain
- Updates to the handball area and cleanup of basketball areas — planned for winter
- Linden Gate split-rail fence removal, along with the addition of boulders and trees — planned for fall through spring

Deer Population & Hunting Program

Archery hunting season is now underway at Innsbrook. Security is conducting daily compliance checks, and, to date, those enrolled in the tracking system have been hunting in accordance with program requirements.

Security has not received reports of trespassing or noncompliant hunting activity. Patrol officers are routinely checking stand placement, orange flagging, lot sizes, and speaking with participating property owners. We have also hired a seasonal employee to assist with compliance checks, and Missouri Department of Conservation agents have been on property multiple times as of September 15, 2026.

As of September 30, 2026, five antlerless deer have been harvested on participating properties, along with one deer harvested by an employee on corporate property.

CLICK HERE to read the Deer Management Playbook

All harvested deer must be tracked and reported through the Innsbrook Deer Tracking Portal:
CLICK HERE to log in to the Deer Tracking Portal

Property owners can log in using the same username and password used for the Innsbrook Property Owner Portal. Guests participating in the program will need to create a username and password. All harvested deer, including any CWD-suspect animals, must be reported through this portal.

Reserve Study

Hardy Engineers completed a comprehensive reserve study this year to help the Association plan for the repair and replacement of roads, dams, buildings, and other community infrastructure over the next 30 years. The study indicates that current reserve contributions will need to increase to meet those long-term needs.

The Board is working with Hardy Engineers to evaluate funding options. Our goal is to maintain adequate reserves while carefully considering the impact on property-owner assessments.

Once our review is complete, we will share the study and the Board's recommendations with property owners.

Lakes and Dams

We are currently evaluating potential sediment and silt accumulation at the following lakes:

- Linden
- Audubon
- Trinity
- Seebrook
- Solitude
- Innsbrook
- Aspen
- Heidi
- Innisfree
- Fox
- Shadow
- Wanderfern

These evaluations will help determine where dredging or silt removal may be necessary to maintain safe travel and access. Please note that sediment removal will be limited to accumulated silt deposits; the Owners Association will not alter the original lake beds.

Dredging operations at Kitzbuhl Lake have been completed. The dredge was then moved to Lucern Lake, where crews determined after several weeks of work that dredging was not an effective option for the conditions present.

We have since removed the dredge and are working with excavation contractors to obtain bids for large-scale silt removal during the late winter months. This process would require a significant lake drawdown. While excavation is considered a last-resort option, based on the conditions at Lucern, it appears to be the remaining viable solution.

The dredge has also addressed areas of need at Trinity and has since moved to Seebrook. The two-person crew has been working at Seebrook for nearly three weeks and has encountered several challenges, including the removal of a significant amount of debris from the cove, some of which consisted of large submerged trees. Crews have now begun dredging the small cove behind Lot 357.

Once this work is completed, we will evaluate whether there is sufficient time before freezing temperatures arrive to begin work on another lake.

Lake St. Gallen Dam

The permit for the Lake St. Gallen Dam project was accepted and approved on July 14, 2026. On July 17, I met with contractor LHS and Holland Engineers to review project plans and anticipated start dates.

Excavation has now begun on the dam. Weather permitting, the current estimated timeline for completion of the dam and beach area is approximately one month. As with any excavation project of this nature, conditions discovered during the work could create additional challenges or require adjustments to the scope.

Engineers, along with representatives from the Missouri Department of Natural Resources, will be onsite throughout the project to help ensure excavation is completed according to approved designs and specifications.

DNR was onsite September 29 and advised the excavator not to dig deeply into the slide area ahead of incoming weather. Property owners may notice trees have been removed, work occurring at the toe of the dam, and some excavation around the slide area, although significant excavation in that area is not anticipated this week.

Whitetail Lake

We are also evaluating sediment-removal options for Whitetail Lake. This will likely involve a process similar to the one being considered for Lucern, including lowering the lake and excavating accumulated silt.

We are currently discussing options and costs with the contractor. The project may also include the creation of a large silt-retention area near the creek mouth and the installation of a large stone wall designed to help filter incoming sediment.

Marina One Replacement

Marina One replacement has been deferred beyond summer 2027 due to budget limitations. Slip-fee revenues will be set aside for future marina improvements, with the goal of making the marinas financially self-sufficient.

Lake Aspen Fireworks Barge

At our insurance company's direction, the fireworks barge will no longer be used as a swim platform on Lake Aspen. It will remain secured along the shoreline until needed exclusively for the fireworks display. Following two anchor failures around the Fourth of July, we are also working with C&J Docks to evaluate an improved anchoring system for future displays.

Commons and Tyrol Pools

The pools are now closed for the season. During the offseason, Tracy Dickherber and I will be completing Aquatic Facility Operator (AFO) certification and focusing on additional ways to strengthen our pool-management practices.

While our teams work hard to maintain the pools to a high standard, we believe there are always opportunities to improve our processes. We have again partnered with Pro Pools to handle cleaning and chemical management. They are currently performing deep cleaning three times per week, along with daily spot cleaning. Automated vacuums are also used in each pool after hours to help maintain cleanliness.

Horticulture

The Horticulture crew has begun installing our annual fall displays. With several changes planned this year, we hope residents enjoy the team's creativity and hard work throughout the community.

Over the past several years, crew members have attended classes and seminars where they have had the opportunity to learn from leading professionals in the industry. They have also developed relationships with the Missouri Botanical Garden and Shaw Nature Reserve, which they visit multiple times each year for educational classes, seed collection, guided tours, and continued professional development.

PWSD Coordination

IOA Information is now assisting with coordination between property owners and PWSD No. 2 regarding water shutoffs and leaks on individual properties.

We understand that water-related issues can be stressful and often require timely attention. Please keep in mind that the IOA Information team serves as a liaison by communicating information between residents and PWSD No. 2; they do not control the water company's response or service schedule.

We kindly ask that all interactions with our employees remain respectful as they work to relay information and assist property owners as efficiently as possible. We appreciate everyone's patience and cooperation during these situations.

Security

Following the resignation of Director of Security Chase Davis, I, Chris Faatz, have assumed oversight of the Security Department, and Josh Blankenship has been promoted to Security Manager.

We appreciate Chase's service to Innsbrook and wish him well. Since this leadership transition, we have adopted new Standard Operating Procedures and implemented several changes intended to strengthen security practices throughout the community.

Changes that directly affect property owners include:

- All contractors who are not working through Innsbrook Services, Innsbrook Construction, or the IOA must have guest authorization and receive a physical pass at a staffed gate. RFID stickers for outside contractors not working under these departments are being deactivated. This change is intended to help protect property owners and their homes while allowing Security to maintain a better understanding of who is on property and where they are authorized to go.
- Key checkout procedures now require signatures from both the individual checking out the key and Security. A tag will replace the key in the storage container until the key is returned, providing an additional level of accountability. This procedure applies to all key checkouts.
- For the safety of employees, Security will no longer pick up or attempt to capture stray animals. Animals will not be housed at the Property Management Building or transported in Innsbrook vehicles. Animal Control will be contacted regarding stray or lost animals as appropriate.

Annual “State of the Union” Meeting

- **Part 1**
- **Part 2**

Thank you for your continued support, patience, and cooperation as we work to maintain and improve the Innsbrook community. We appreciate our property owners' partnership and understanding as our teams continue addressing both day-to-day needs and long-term improvements throughout the property.

Thank You,
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