

Wandermere Estates

Board meeting Draft Minutes

January 21, 2016

Present: Bob Aagard, Bruce Johnson, Dave Lafferty, Bob Harley, Ken Humphries, Bill Butler, and Eric Lunden.

The meeting was opened at 7:00pm

Bruce welcomed the owners that came to the meeting. Bruce thanked Shirley LaBere for time she served on the Board and reported she had submitted her resignation as Board treasure. Bruce remarked that Ken Humphries has been working with Dave and Shirley for several months to get to know the position of treasure and that the Board felt that he would make a good addition to the Board. A motion was made to accept Shirley's resignation and have Ken Humphries serve the remainder of her term. The motion carried.

Bruce went on to introduce the Board and those from WEB.

Eric presented the 2015 year to date report. (available on our website). Bruce explained how the reserve and savings accounts monies come from a portion of the dues we pay. He asked if there were any questions about the budget. A question was asked if W.E. LLC's lots were included in the income. His response was, the LLC does not pay dues on their lots. A question was asked if some of the expense overages were from snow removal. Bruce explained that we have money budgeted for snow removal each year, and depending on how the winter is, more money may need to be spent. Also, we have had some legal fees that had not been budgeted for last year.

The budget for 2016 was just received tonight and Dave and Ken still have to go over it. A question was asked if owners delinquent on their dues have paid up yet. The answer was no, but Bruce went on to explain how they are handled. We have

about \$26,000 in back dues, owing. Discussions followed. We talked about some ways to collect dues owed, such as money judgements. Bill discussed some of the ways other HOAs have gone about collections or possible foreclosure. The Board, over the next several months, will discuss ways to collect back dues.

We moved on to the review of dues and how they are based on the original plats. The motion was made and seconded to keep the dues based on the original plats. The motion carried. A question was asked if this motion will be put in the minutes, and was answered with "yes".

We went on to the issue of the private drive, and that the Board has been working on this for many months. Bruce explained that our decision was sent to all owners with the January dues statement. The drive turns into the cart path, and this connects Wandermere Estates Ln. to Copper Canyon. The three home owners use this drive for access to their homes. The drive & path are owned by the HOA. After much discussion and legal consultation, the Board decided the home owners are entitled to have an access to their property. The Board feels that this problem was unresolved and handed to us from the developer (LLC), We will provide snow removal for that drive/path, but we have many more issues to deal with. The path will remain open to all owners for golf carts and walkers.

Audit Report. Audits are required by the state annually for an HOA. The cost is estimated at \$6,000. A vote of 67% of the development is required to reject an audit for a year. We feel we need an audit for 2015 as that is when the HOA took over. The audit we are talking about now is for 2014. Bruce will email each Board member a copy of that audit. Perhaps for 2016, we could try to skip an audit, however, the cost would go up some, on the next audit. Bill explained how an audit is performed.

The gates and their uses were discussed. The gate at the lower level has been malfunctioning. Bill said that there was about \$11,000 in the reserve study to repair or replace the gates and that was estimated to be around 2018.

Ornamental Gates installed them and we want owners to inform us of any problems with the gates. We may need to do something in the next six months to one year.

The pathway snow removal has already been discussed.

The amendments 2 & 3 were discussed. It is the Boards feeling that these amendments were improperly adopted. We feel that Wandermere Estates LLC did not have the majority votes to change them. The Board has had conversations with our attorney on how to deal with them. There are 2 options.....we can petition with the Court, to repeal them, or ask the Developer to have them rescinded, we should hear more about these in the next few weeks.

Bruce reported that he had received a phone call from a person looking to purchase a lot in W.E. and that his bank wanted a document assuring them that he could purchase a lot, build a home, and then occupy the home in W.E... This buyer was under 55 years old. Bruce informed the buyer, that the Board could not stop someone under 55 from buying a lot or building a home, but they may not be able to live in it, as there is a potential restriction of occupancy, (not having more than 20% occupancy under 55 years old). The Board cannot give him a letter of assurance.

Bruce discussed the upcoming election for one position on the Board. May 15th an “at large” position will be open. We want nominations to be in by March 1st so ballots can be sent out before the April meeting. Bruce will send out another mass mailing explaining the requirements for the election.

Open Forum: Dave Johnson, 13909 N. Wandermere Estates Ln. said that he has concerns about the 55+ and that Ted Miller has been rude to the community by digging basements and leaving the dirt in the streets and not cleaning up and also some homes not having a 20 foot setback as in the CC&Rs. Bruce again said we are waiting to find out how the 3rd amendment issue is going to come out. Bruce and Bill talked about different ways of having the age of buyers verified for being 55+. Nancy Humphries asked again about a house without the proper setback and how it happened. The ARC told the developer that the home did not meet setbacks, and the developer said let it go. Sidewalks could be unusable if homes are allowed to be built without the stated setbacks, if cars are parked in driveways. Paul Sloan, 13915 N. Wandermere Estates Ln. also talked about the

setbacks, CC&Rs, and the fine structures for violations. Bill read from the rules and regulations and stated the fines. Paul said he felt that the fines should be different for different violations. Discussions followed. We need to have more control over sales advertising and literature. Dan Healey, 1160Quartz Ln. brought up the problem with drainage above his home, and said they are worried about future problems from spring runoff. Dan Berger, 13811 N. Wandermere Estates Ln. discussed the water runoff coming from underground along Wandermere Estates Ln., also about the loop system for our developments electrical system to switch together in case of another power outage. Bruce said he has tried to get answers from Avista about that and that some people are saying yes there is a switch and that others say no there is not a loop between phase one and phases two & three.

The meeting was adjourned at 8:45pm

Submitted by Bob A.