

Minutes
WANDERMERE ESTATES HOA EXECUTIVE MEETING
April 2, 2018

I. ADMINISTRATIVE BUSINESS:

- A. Call to order and establish quorum at 6:30 pm at 1221 Fireside Lane. Present were Bob Harley, Ed Dawson, Carole Turner, Rich Saccomanno, Dan Healey and Eric Lundin.
- B. Minutes from February 5 meeting already approved.
- C. Review and approval of financial reports through Feb. 28
 - 1. Income – Income is down \$11,345.19. This is due to \$13,000 in delinquencies.
 - 2. Expenses – Expenses are \$2,682.76 above budget. This is due to the audit that was paid for in February, which cost \$7,500.00
 - 3. Account Balances –
 - a) Operating - \$65,720.79
 - b) Savings - \$42,320.03
 - c) Reserve - \$84,395.54
 - d) Total - \$192,436.36
- D. Next executive meeting to be scheduled by new board.

II. OLD BUSINESS:

- A. New rules review.
 - 1. Solar panels – Solar panel guidelines were drafted by the Board and Management. Guidelines approved with no ground mounted solar panels and rules to be posted on web site.
 - 2. Snow plowing – New rules and regulations regarding the disposal of snow from private yards, and maintenance of the streets needs to be drafted. New rules will be drafted by new board after elections.
 - 3. Forms A, B, C. – Spencer drafted new forms A, B, & C that are being used to verify 55+ Occupancy for home sales and purchases. New forms are posted on the web site.
 - 4. Status of 55+ occupancy requirements. The status of 55+ of occupants vs owners will be referred to Spencer for legal advice. Board feels it needs to establish new rules to show 55+ must be a primary resident, not a temporary resident to meet 55+ rules. Also change rules to require 55+ occupant must be an owner/occupant, and proof of occupancy will be required. If not met then monetary fines will be imposed.
- B. Street parking issues. If violations then WEB will be levy fines.
- C. Security camera update – The security camera contract has been signed for 3 years, and installation is expected soon. Secure Pacific is the contractor for this our system.
- D. Gate repairs update – Gate repairs were completed at the upper and lower gates. As our system is old updates will require new equipment and an assessment may be required to cover costs if done.

F. Upper cart path seasonal closure update was tabled until new Board is in place.

G. Landscaping update. If residents have complaints they need to contact Eric at WEB.

1. Phase 1 complaint reported by Cheryl Paton. Jammin left mess from spring job. No cleanup. – Management was not advised of this issue.

H. 2018 Census protocol – WEB Properties has updated the language of the letter to homeowners as requested by the Board. The new language has been included in the documents we will send. All other issues discussed at the February meeting remain unchanged.

I. McCullough/Miller lawsuit update, no new information was available.

J. Neighborhood Block Watch progress update. Will be addressed at April HOA meeting to see if any residents are interested in volunteering.

K. ARC status update.

1. Options:
 - a. Find volunteers from community to serve.
 - b. Hire an independent firm to review plans for approval, construction supervision, and monitor violations on existing homes and common grounds.

J. April 19 Semi-Annual HOA meeting.

1. Sign in sheets, name tags, microphone (s).
2. Handouts.
3. Agenda.
 - a. Business to be conducted. Goals for the meeting.
 - b. Speaking from audience protocol.
 - c. Draft of the agenda will be handed out for review.
4. Election at the Annual Meeting-
 - a. Nominations from the floor. Introduction of the candidates.
 - b. Question and answers to and from candidates. Mission statements.
 - c. Voting protocols.
 - d. Balloting and counting votes/proxies.
 - e. Election results.
 - f. Election of board officers to follow adjournment. Next board will be set then.

III. NEW BUSINESS:

A. Sales and listings – There is a growing concern that new homeowners are not being truthful regarding sales and listings. How the HOA is going to handle this is a matter of concern.

B. Procedures for sales approvals – A review of the procedure for the sale of homes has been requested. This will be referred to Spencer for legal review.

C. Wandermere Estates Lane construction drainage concerns/issues. WEB Properties is scheduled to research these homes on Thursday. This should not cost the HOA more than \$100.00. Eric will check into this and report back to the board.

D. Rentals status.

1. One known rental issue. Discussion about an antennas on two properties.

F. Spring newsletter. Email before the April 19 HOA meeting. Include in handouts. WEB Properties can manage the email, but unfortunately will not be able to help draft the newsletter, as it has in past years. Carol will submit to WEB for posting.

IV. OTHER TOPICS FOR DISCUSSION.

Discussion was held on the possibility for a once a year garage sale event, this will be brought up to the HOA members for input at the April meeting.

Also discussed the waiving of the audit for 2017 to save costs and this will be presented at the semi-annual meeting.

The semi-annual HOA meeting will be held on April 19, 2018 at 6:30pm in the clubhouse at the Wandermere Estates Golf Course

V. ADJOURNMENT. Meeting adjourned at 8:10PM