

**Wandermere Estates Homeowners Association
Annual Homeowners Business Meeting
April 24, 2017 at 6:30 P.M.
Minutes**

I. Special Guest: Randy Vissia from the County of Spokane Building & Code

Enforcement Director – Randy addressed the association and had three topics to discuss.

a. Precipitation – DNR has a mapping program for ground movements and slides. When DNR is alerted to a slide, they go out and map it. The DNR has advised Randy that Spokane is at precipitation levels 400% above normal for the year.

b. Drainage – Homeowners should direct drainage away from the foundations of their homes, remembering that water cannot be directed into a neighboring yard. Homeowners should consider extending downspouts away from their homes, and into a French drain if possible.

c. What to look for if you're concerned about cracks in your home – There are shrinkage cracks, and then there are cracks due to ground movement and settling. Shrinkage cracks are caused by the shrinkage of the wood and materials that make up the house itself. These do not get larger, and are not a threat to the home. Ground movement and settling cracks expand over time. If you think you have one of these, measure it, and keep track of measurements over time. If you notice cracks that are enlarging and changing, call the Spokane County Building & Code Enforcement office, and they will dispatch someone to inspect your home.

II. Call to Order & Establish Quorum – Called to Order at 6:38 PM.

a. Introduction of Wandermere Estates Board – Bob Harley, President; Carol Turner, Vice President; Rich Saccomanno, Director; Jean O'Dell, Director; and Dave Lafferty, Director. All were present at the meeting

b. Introduction of WEB Properties, Inc. Staff – Bill Butler, John Schumaker, Eric Lundin were present.

c. D. Introduction of New Homeowners in Attendance - 72 homeowners were in attendance, see sign in sheet.

III. Financial Update as of March 31, 2017 – Eric Lundin

a. Year to Date Income – Actual \$93,270.70, Budget \$88,240.00, Variance \$5,030.70

b. Year to Date Expenses – Actual \$54,412.63, Budget \$32,368.00, Variance \$22,044.63

c. Account Balances –

1. Operating Account - \$24,800.00

2. Savings Account - \$24,171.88

3. Reserve Account - \$75,811.22

4. Total - \$124,783.10

IV. Other Business

a. President's Report

1. Acknowledgement of Past Board Volunteers - Thanks to these past directors for their service; Paul Sloan, Ken Humphries, Bob Aagard, Jean O'Dell, and Dave Lafferty.

- 2. Berger and McCullough Houses Update - Dan Berger has requested that any donations be given to the local food bank. Both homeowners are asking for your prayers and pressure on Ted Miller/Others to resolve their claims quickly.**
 - 3. Report on Budinger's Findings – Budinger's preliminary reports were received last Friday. Some of the findings in these reports include: "GPR surveys did not appear to indicate voids beneath the road," "Between the front portions of the homes at 13803 and 13811, we drilled a boring to a depth of 45 feet and installed casing for an inclinometer. The purpose of the inclinometer is to detect, locate, and measure horizontal displacement along a particular subsurface interval within a soil or rock mass. Our first reading was taken on April 14, 2017. We accomplished a second reading on April 20, 2017. No discernible movement occurred during that period." Additionally, the report went on to say, "We did not observe subsurface conditions that would indicate current instability of the road and its underlying infrastructure."**
 - 4. Insurance Possibility for Landslide and Earth Movement – Bob Harley has found a broker in Washington State that provides this kind of insurance. A packet has been provided to homeowners to call HUB International for this kind of insurance.**
 - 5. Drainage/Waste Disposal Requirements. See Handout RCW 64.12.020 – Washington State Code makes homeowners responsible to contain all water on their property.**
 - 6. Straw Poll for Long Distance Telephone Capabilities at the Gate – Guests to the community can use the call boxes at either gate to call homeowners for entry to Wandermere Estates. The telephone line that runs the call boxes does not have long distance capabilities. Therefore, homeowners must provide a local number. Upgrading these lines to have long distance capabilities would cost either:
 - (1) \$14 per month and \$0.07 per minute**
 - (i) OR:**
 - (2) Unlimited talk time for \$60 per month****
- Five homeowners voted against upgrading the phone lines at this time. The motion was carried.**
- 7. Updated Gate Security Camera Option and Vote - Xfinity business just announced a new surveillance camera system service for Spokane. They provide the cameras and the monitoring with 30-days storage of video. The price is a monthly fee of \$264.45 guaranteed for three years. This includes three cameras at each gate with infrared capabilities for night time, up to 20 times resolution, and motion detectors. Installation for mounting and other infrastructure is a one- time fee of \$759.60. Access to the video allows one primary party to delete video recordings, and up to three more parties have general access. After discussion, Bob Harley called for a straw poll of homeowners, and twenty five people voted against installing a camera system. The motion was carried.**
- 8. Please Consider Volunteering for a Committee - The Board would like to form two committees. The first would welcome new residents to the neighborhood. The**

second would be tasked with formulating an Emergency/Disaster plan for the development. If you would like to volunteer for a committee, please contact Eric Lundin at WEB Properties.

V. Election of New Board Members

- a. Introduction of Nominees Slate – Dan Healey, Lenny Walker, and Ed Dawson have all volunteered and been nominated by the nominating committee for two available Board positions. Lenny Walker and Ed Dawson both spoke to the group briefly, and answered a few questions. Dan Healy was not in attendance.**
- b. Floor Nominations - No nominations were presented from the floor.**
- c. Question & Answer Period with Nominees – In response to questions for both candidates from the floor, Lenny Walker stated he would fully support the CC&R's in context of the 55+ issue. Ed Dawson said he would enforce the 55+ rules in a sale where the buyer was not 55+.**
- d. Voting & Tabulation – WEB Properties collected and tabulated the results of the vote. Dan Healey and Ed Dawson were elected with 116 & 102 votes each.**

VI. Open Forum

- a. Topics For Discussion**
 - 1. 48 Hour Rule for RV's and Boats – The controlling documents of the HOA allow homeowners to store their RV or Boat for 48 hours to load and unload. If you would like to request a reasonable extension, please contact Eric at WEB Properties by calling 509-533-0995, or emailing eric@webpropertiesinc.com.**
 - 2. If Members Wish to Have a “Round Table” Meeting to Discuss Concerns and to Bring Constructive Solutions, the Board Will Schedule a meeting for all members.**
 - 3. A homeowner asked when the roads will be swept. We will contract with the street sweepers when the rain stops.**

VII. Adjournment