



Minutes

Wandermere Estates Homeowners Association Semi-Annual Board Meeting April 27, 2016 at 7:00 PM

I. Call to order – 6:05 PM

- a. Introduction of Wandermere Estates Board** - Bruce Johnson, Dave Lafferty, Bob Aagard, Bob Harley, Kenneth Humphries.
- b. Introduction of WEB Properties, Inc. Staff** – Bill Butler and Eric Lundin
- c. Introduction of New Homeowners in Attendance** – 34 Homeowners in attendance, see sign in sheet.

II. Establish Proxy and Ballot Count

- a. Election of New Director Position** – WEB Properties had received 16 ballots for Jean O'dell, 32 Ballots for Paul Sloan, and 16 ballots for Richard Saccomanno. Homeowners present tendered additional ballots, bringing the totals to 25 votes for Jean O'dell, 36 votes for Paul Sloan, and 21 votes for Richard Saccomanno. Paul Sloan and Jean O'dell were voted in as the new Directors.

III. Financial Update – Bill Butler as of 3/31/2016

- a. Year to Date Income** – Actual \$89,414.18, Budget \$86,371.00, Variance of \$3,043.18.
- b. Year to Date Expenses** – Actual \$39,514.03, Budget \$39,784.00, Variance \$269.97.
- c. Account Balances -**
 - 1. Operating Account** - \$55,449.07
 - 2. Reserve Account** - \$33,457.77
 - 3. Savings Account** - \$47,213.68
 - 4. Total** - \$136,120.52

IV. Presidents Report – Bruce Johnson

- a. Fence** – A new fence has been installed running from the end of fireside land down to DOT property next to Golf View Lane. The Board is aware of a request for a new North fence, and will discuss that at subsequent Board meetings.
- b. Pedestrian Bridge** – The pedestrian bridge by the entrance was aging and worn. The Board solicited bids to have it repaired, painted, and put copper caps on the posts. It should be good for the foreseeable future.
- c. Gate Security** – Gate security is something the Board is going to consider going forward. The Board feels the gate is being vandalized, and people are trying to rush into the community behind other cars, and damaging the gate as it closes. Several options are being considered, including video camera surveillance.

d. Watercress – Watercress continues to be an ongoing fight, but the Board has been able to remediate it using several different methods. A special watercress killer was applied, and then the watercress was raked out of the pond by hand.

V. Other Business

a. Water on Wandermere Estates Lane – We have met with Budinger onsite and provided them the plans we have for the site. Unfortunately, they have not returned our repeated calls. We will continue to try to contact them.

b. Amendments 2 & 3 – Amendment 3 has been voided. This was done following legal action and a stipulated judgment.

c. Recent Vandalism – Always call the police to report vandalism. They keep track of crime and police based on crime levels.

VI. Open Forum

a. A homeowner requested that budget info be put on the HOA website. WEB Properties will oversee this project.

b. Algae has been a problem in the pond/lake. In the past, Herb has put barley straw bales in the pond to help contain the Algae. WEB Properties will reach out to Herb to see if this can be done again this year.

c. The Reserve study was completed in 2012, and a homeowner was interested to know if it should be updated. Another homeowner asked if the previously mentioned North Fence could be added as part of the Reserve Study. Bruce Johnson said the new Board could take both issues up in subsequent Board meetings.

d. WEB Properties had contacted several homeowners about repairing cracks and damage to their sidewalks. Bruce and Eric have driven the property and conducted a survey of the sidewalks throughout the community. Instead of asking individual homeowners to repair their sidewalks, the Board has decided that everyone will save money if one vendor was contracted to come out to do all the work at once. The project is expected to take place in September; WEB Properties will work with the new Board and communicate the plan with homeowners.

VII. Adjournment