

HOA Board Meeting

May 28, 2015

Present: Bob A., Bob H., Shirley L., Bruce J. Bill B.

Guests: 5 members of the HOA.

The meeting was opened at 9:00am. Bruce introduced the Board committee members and thanked those who came to the meeting. Bruce reminded everyone that this was a business meeting of the Board. He said that the best way to communicate with the board is thru emails to wandermereestatesboard@gmail.com. Bruce talked about the rules of conduct regarding emails and discussed an email that was sent out to everyone thru the social email list that was directed to the Board and the management company. Bruce, Bob A. and Bill discussed the email.

Bruce went on to the confirmation of the officers of the Board and their terms in office. Bruce, President-1 year, Dave L., Vice President- 2 years (moves to President), Bob H., Member at Large, -3 years, Shirley L., Treasure- 3 years, Bob A. –Secretary- 3 years.

Old Business

Fence: Bill B. presented the bids that had been received, one bid is still coming. North West Fence's bid was \$11,842.63, adding a bottom rail added \$2,644.23, an option of adding a gate would add another \$181.63. Neighbor Fence submitted a bid of \$9,000, with the option of a bottom rail, \$10,500. A walk thru gate would add \$250. If solid rock was hit when digging an extra cost would be added. It was noted that NW Fence did not say if the fence quoted was black. Moran Fence is still to bid. Bill asked if we would approve the fence bids if they did not exceed NW Fence bid. RMS: approve the fence bids. MC.

Quit Claims: Bruce said that we are ready to go ahead with the quit claims. Bill explained how some of the common areas were going to be quit claimed from W.E. LLC to W.E. HOA.

Gate: RMS: to have both entrance gates closed 24/7 MC. Bill and Bruce discussed realtor access thru codes being given to the realtors.

Pathway Meeting: The pathway between Copper Canyon Ln and Wandermere Estates Ln and the meeting with the owners and the Board will be soon.

Watercress: Bruce asked Bob H. have Tom Whimpy continue his work cleaning up the watercress cress in the stream to the lake.

Home sale marketing: Bruce discussed the HUD rules and the 55+ age and the 80% compliance. Bruce said it was the Boards responsibility to keep the development above the 80%. Bruce went on to say that the Board has control over just the HOA members and not the realtors or the contractors. Bill reminded everyone that the sale of homes was restricted to the 55+ not lots. A fine structure was presented by Bruce and discussions followed. Bill went on to discuss how fines or liens are placed on a resident and that they are paid at the time of a closing a sale by the title company. Discussions followed about Dick V. following the rules at the sale of lots. Bill said he felt the first fine should be \$100. We discussed how to notify the homeowners of the potential fines and the time line. We discussed sending a note out perhaps with the second half dues notice. RMS: to accept the home marketing notice and to have Bruce and Bill handle the wording. MC.

Dues on split lots: Bruce noted that our attorney, Spencer Stromberg, said that the dues are based from the plat not the county re-adjusting lot lines. Discussions followed. Bruce called for a motion to change the dues structure for multiple or split lots... no motion was made and so the dues structure stands as is. Bruce will call the owners involved.

ARC: Bruce said that Dick V. will relinquish control of the ARC to the HOA and that we will consider the matter. We discussed how to improve the communication between the ARC and the Board.

Landscape Committee: The Board is asking for volunteers to do this.

Fines: We talked about having a fine structure for cutting trees in the common areas. Bill went on to say that the courts have been tough on illegal tree removal and that the fines have been large. Bruce went back to the 55+ issue and our commitment to maintain it.

New Business:

Wandermereestatesboard@gmail.com: Bruce went on to discuss some emails received on this web site. One was about the traffic issues and speeding in the development. Discussions followed. Another was about a dog issue. We deferred action on that.

Management Issues: Bill discussed some issues he has had in regards to dead trees and what direction the Board wants to go on these. Bill and Bruce will discuss this further.

Open Discussion: Carol Turner brought up the possible problem of erosion throughout the development. Bill asked that he would like an address associated with problem to make it easier for him to find it. The question was asked how often the Board met was asked. Bruce

said that we would have to decide that. Dan Berger asked if we were considering video surveillance at the gates. Discussions followed. How realtor gate codes were to work was talked about. A comment about the proposed new chain link fence and the gage of the wire in the bids was brought up. Drainage from some homes and the way to disperse it discussed.

Bruce asked that a "Thank you" go out to the Mead United Methodist Church for them letting us use their building for our meetings.

The meet was dismissed at 11:10am.

Bob A.