

# Wandermere Estates

## HOA Board Meeting

August 13, 2015 9:00 AM

Present: Bruce J, Dave L, Bob H, Shirley L, and Bob A

Guests: Bill Butler and Eric Lundin also, Five members of the Development

**Minutes:** The minutes of the last meeting, May 28, 2015 were approved.

**Treasure report:** Bill presented the treasures report. The budget was discussed. MS Accept the treasure's report, MC

### **Old Business:**

Fence- Dave gave a report that the fence had been completed at a cost of \$9,000.

Watercress- Bob Harley reported about the watercress in the stream and that Tim Whimpy has pulled and treated it at a cost of about \$600 dollars thus far.

Bark Placement- Clearwater landscape is installing fresh bark at this time.

Pedestrian Bridge/ Cart path; Bob H. reported that he had received a bid from one contractor to remove the existing decking and hand rail material and replace it with a composite at a cost of \$4,900. We will discuss this and ask for additional bids. Bill said he had received a bid of \$380 to repair the loose pavers at the lower gate and repair the tripping hazard at the cart bridge. MS To have the work done at the lower gate and trip hazard repaired. MC.

Home Sales Marketing- We discussed the marketing of homes and property for 55+ and having restrictions on the sales to persons under 55. We talked about how to have them put on titles. Bruce said he could meet with Spencer S. to discuss this. Bill said that perhaps the Board should wright up how the rules should be written up and how to put them in place before hand. The question was asked about changes in the Rules and Regulations and the bylaws. The Board will work on those next week.

Gate Problem- It was noted that the clock timing may be off at the upper gate and that could be how the contractors got in early. We discussed the age of the controls and that they may need to be replaced in 2018.

Private Road- Bruce, Dave and Bill had met with the three home owners and that it is not yet resolved.

**Management Issues:**

Bill reported that a home under construction had been paint balled and that the owner of that home would like the Board to consider a fence in the area where this happened (14213 W.E.)

Bill introduced Eric Lundin as our new manager from WEB.

**New Business:**

Communication with Management- communication to the management should be made thru the Board President except for specific instances.

All of the other issues have been discussed.

**Member Forum:**

Carol Turner handed out a paper with a list of issues.(See attached) Carol said that there is a lot of drainage issues in the neighborhood and asks that the HOA keep track of them as they are a safety issue. Bill asked if Carol would support a special assessment to take care of them.

Discussions followed. Dave said we have, and will work on the concerns she has brought up and others as well. Carol asked who was on the ARC. Bruce said it was Mike Dobson, Dave Lafferty, Kent Dickerson, Bruce Johnson, Don Kolb and Jim Moore. She asked about the census, the ratios, and the sales. Bruce said he was putting a letter together for those with the intent to sell that would let the HOA know. That would also be for builders. We acknowledged there are things that need to be worked on. We discussed the rest of the items on her list.

Paul Sloan introduced himself, and he brought up the two amendments to the CC&Rs by the developer. Paul discussed the two amendments and that he felt they should be rescinded and that the bylaws can be revised with a super majority vote. Paul said that the developer did not enough votes to change the CC&Rs. Discussions followed. Bill said that he recalled that it had been looked at by an attorney who said that it was not an avenue to go down. We went on to a conversation about the reversal of the two amendments. Paul said that now that Dick is no longer the head of the HOA, that we as owners are in control. Bill stated that the census information that Paul wanted, i.e. drivers licenses, etc. would not be given out to anyone, but that we would tell the ratios and the ages of the owners if he wanted.

The meeting was adjourned at 11:15 AM

Bob A

Good morning, HOA. Thanks for allowing me to discuss some issues.

In the interest of time, I will direct my concerns to the following topics:

**EROSION AND DRAINAGE:**

- Need to have professional survey of all properties.
- Enforcement of CC&R's, state and county regulations.
- Require all properties to contain and control drainage and debris
- Remedy the deterioration of common grounds

**ARC:**

- Who are the members?
- History of ARC and the Advisory Committee

**CENSUS:**

- EVERY TWO YEARS does not work when development is in construction
- Sales to under 55 ratios
- Timing of age verification at the of buy/sell agreement
- Kids, kids, kids

**CC&R AND RULES ENFORCEMENT**

- Who checks?

**CART PATH**

- Status

**MILLER:**

- Home as business location??