

Wandermere Estates HOA

Minutes

Sep 10, 2018

1. Call to order at 6:30 and established quorum
 - a. Proof of Notice of Meeting was provided by Dan and a copy given to the secretary.
 - b. Introduction of Homeowners in attendance
 - c. Introduction of Board Members in attendance, all were present.
2. Financial Update through 7/31/2018 was provided by Russ and a copy of the statement from Web can be obtained.
 - a. Income
 - b. Expenses are budget
 - c. Account Balances
 - d. Delinquencies are responsible for our drop in income and the parties are going to be referred to Web for appropriate action.
3. OLD BUSINESS:
 - a. Review of Board meeting dates and it was decided to have our semi-annual HOA meeting on Oct 15. A future work study session was discussed but no date was chosen at this time.
 - b. Board member email addresses – use is difficult and not the best, the board is going to look for a new web host that is more user friendly.
 - c. Board communication/survey software update to make it easier for the residents to have better access to the board. Dan is going to follow-up on this issue.
 - d. Security camera update is that the process is ongoing with difficulty dealing with the contractor and what they were to provide. Web is working with the contractor and CenturyLink to get cable in place
 - e. Gate operating system, review bids and select contractor. Dan advised there are only two vendors and one would require new remotes to be issued to all residents. One vendor would only require our current remotes to be programmed into the new system and with improved software there would be all information on usage both keypad and remote. This will be a major upgrade on our current system and funds are in place for this and will not require any assessments to the residents.
 - f. ~~Gate Fence painting update.~~ – *Complete per Bridgett*
 - g. ~~Snow plow bids update~~ – *pending per Bridgett*
 - h. McCullough property update is that the county is requiring a geo-tech study be done by the owners to determine if the house is safe to live in. Neighbors are concerned with the appearance of the property, Web is checking on this issue with the owner.
 - i. Sign removal on Wandermere Estates Lane, a letter is going to be sent to the owner to have it removed in 30 days or it will be removed and they will be liable for the cost.
4. NEW BUSINESS:
 - a. Review and ratify association solar panel policy and policy was approved by the board by requires black trim to be used on the panels
 - b. Review and ratify association parking policy and the board approved the current 48 hour limitation.
 - c. Discuss HOA member petition to re-instate 80/20 55+ rules and regulations - *Dan*
 - i. Discuss legal counsel's guidance
 - ii. Decide Board next steps
 - iii. The board decided to waive the attorney/client privilege for our attorney's letter so a copy could be provided to all residents regarding his legal advise on this issue. This waiver only applies to this document. Regarding the petition for the 80/20 rule the names of the petitioners will not be released but a copy of the petition was given to all board members. The board acknowledged receipt of the petition but no action

will be taken by the board at this time. The board believes that this subject significantly affects all HOA members, and as such the board should not use their unilateral powers to change the rules. Any changes should be based on the majority vote by the members in accordance with HOA governing documents.

5. Open Forum

Jason Keefe asked about HOPA law and how HUD governs this regarding the 80/20 rule, and was advised this allows for age discrimination for 55+ and this is the minimum for 55+. Currently all sales are to 55+.

Steve Dixon stated other 55+ communities are 100% 55+ and we need to keep it this way and that it would be unfair to change it now and make sure that all residents have a voice in this.

Brian Gump stated the 80/20 does allow for age discrimination.

Ron Wright views are the CCR's are the governing documents for our community and should be followed and all sales should be checked to ensure they are proper. He also asked about snow removal and what is going to happen this winter.

Dale Hammond advised last spring a geo-tech study was done on the McCullough property but believed it only applied to the road not the home.

Joan Stopacher asked about security issues and was advised we haven't had any real issues. Mark Lantz also brought up the neighborhood watch program as a good program to get started.

Bob Kannberg asked about process for a special meeting and how the CCR's could be changed by the majority at the meeting. A special meeting can be held but amendments can't be changed at meetings where all eligible voters are not present or have a proxy to vote.

6. Additional items for discussion

- a. Review routine property repair/replacement items and Dan advised entry lights have been replaced with LED so they last much longer. Also the water leak on Wandermere Estates Lane and a broken line was located. Also the lines have a drain on downhill leg and when the water is turned off it drains the whole line back down then onto the road.
 - i. Review items submitted by various HOA members
- b. ARC update and houses being built by owners under 55, which can be done they just can't live in them until they are 55.
- c. Landscaping issues in phase 1 and is the contractor providing all services they are supposed to. We need a better scope of work description so there isn't any confusion.
- d. Street policy review, parking, snow removal, speed, etc - *Carol*
- e. Property advertising review to ensure 55+ is included in all advertising, if not notify Web and they will contact the realty company/agent.
- f. Street policy review, snow removal, speed already covered
- g. Listings and sales updates, no information provided.
- h. Open Forum

Issues about snow removal again were brought up and a better scope of work to be defined in the contract. Also a resident asked if the 80/20 rule had any influence on sales and properties are selling so it is really unknown.

Bill and Jan King, Jayme Elliott and several others stated they believe the 100% sales rule affects property value and limits the market as to who can purchase here.

7. Closed Session of the Board

- a. Excessive Delinquent Accounts - *Dan*
- b. Election protocol - *Dan*

8. Adjournment at 9:15