

**Wandermere Estates Homeowners Association
Semi Annual Homeowners Business Meeting Minutes
October 15, 2018 .**

I. Call to Order at 6:29 pm & Establish Quorum established

A. Introduction of new residents, stand, state name, and be welcomed. Several new residents were introduced and welcomed to the neighborhood and provided with updated welcome binders.

II. Neighborhood Block Watch Update – (Mark Lanz) So far not many residents are involved and he asked for volunteers to help with keeping our neighborhood safe and be able to help in emergencies such as power outages etc. and if interested contact Mark.

III. Financial Update – (Bridgett McCain)

A. Year to Date Income

\$181,470.09 which is \$11,039.91 below the budget

B. Year to Date Expenses

\$131,104.54 which is \$2,815.46 below budget and some of this is related to delinquent payment of HOA dues.

C. Account Balances

Operating	\$53,340.16
Reserve	\$99,061.68
Savings	\$42,346.36

D. 2018 YTD vs 2019 Budget Review A draft budget was presented and will be reviewed by the board and when finalized it will be mailed out to the members. Landscaping costs will be going up due to increased labor costs.

IV. 2018 YTD Management Report (Bridgett McCain)

- A. Census Year; we have gotten this out and had a good response we will be re-contacting the 29 owners that have not responded. With the responses so far we are above the 80% 55+ threshold for HUD.
- B. Paul Brown has fixed the lights that were broken and missing covers. We are working on lifting lights and getting them all clean and to drain correctly. Also LED bulbs are being put in to cut down on electrical costs.
- C. The Bark Project was completed and the areas look really good. Jammin came back out and pulled tree shoots that were coming up and reworked the bark. One resident did express concerns about Snake Grass near the upper entry and that this is a very evasive noxious weed and needs to be sprayed to control further spreading. Also Canadian thistle has been seen and needs to be sprayed, this was referred to WEB for follow up.
- D. Several Dead trees in the Quartz common area were removed to keep them from becoming falling hazards of fuel for fires.
- E. Bridgett is working on a draft of what area's need to be hydro seeded before the winter sets in. A list of areas will be supplied this month. The landscapers recommend we wait to hydro seed in the spring so that winter melt off does not wash the seed away.
- F. The Security Camera install is still in progress and should be completed by the end of October; more work was to be done today. When completed the board will work on who has access and how to monitor the system.

V. Other Business

A. President's Report – (Dan Healey)

1. Year to date property sales report. Currently we are plus 9 new homes/lots and currently there are 27 lots still for sale.

2. New gate entry system and monitoring . There are two companies bidding on this and both are within \$100. Ornamental Gate won't require our remotes to be reprogrammed and this will save approximately \$4000. The board approved using Ornamental Gate to provide the new system. Our remotes will have to be reprogrammed and some new gate codes will also be needed and will be a 5 digit code. The remotes now will be tracked along with the gate codes to identify usage. This will require residents to bring in their remotes and notice will given out later as to the dates. Anyone out of town will be mailed new codes so they can enter that way until they get their remotes reprogrammed. When the system is installed the lower gate will be done first and at least 30 period before the upper gate is done to work out any bugs in the system

B. HOA Board vacancies for April 2018 election. There is one position to fill and Volunteers are wanted and welcome and if you are interested contact Helen Hurd.

C. Updated CC&R's and Rules binders are available.

D. McCullough home update (Dan Healey) There is a report that a secondary engineering report was done and the results will not be released by the owner due to pending current litigation. Also further discussion about the appearance of the property came up and at this point no further action is going to be taken. Currently the HOA is on record to get money back to cover previous expenses, if needed WEB/ legal counsel will be contacted.

E. Snow removal: This issue is mainly on Fireside and it was recommended to remove the curbing at the end of the block and use the swale to store the snow but it would be cost prohibitive to do this and would require an engineering report be done and submitted to the county. Based on this the HOA will pay the additional cost, approximately \$300 per time, to have the snow berm hauled away and this was required twice last year. There are currently two bids submitted for plowing and WEB is waiting for a third bid to come in. These bids are for costs for sand, deicer and plowing.

F. Helen Hurd reminded the attendee's that there is a social at Twigs On 10-19-18 and a silent auction for Shiners Hospital will be held, there is still time to RSVP if interested.

VI. Open Forum , Nancy Humphries mentioned it would be nice to use the common grounds to make an area where residents could get together and have picnics and social gatherings.

VII. Adjournment: 7:25PM