

HOH Board Meeting

Nov. 5, 2015

Present: Bruce, Bob A., Bob H., Dave L., Shirley L., Bill B., and Eric I. Also 5 home owners from the HOA.

The meeting was called to order at 9:00am.

We first addressed the item on the agenda about the dirt on a lot at the end of Copper Canyon. Eric said that he believes those are owned by developer but he doesn't know if permission was given to put the dirt piles on those lots. Eric said he will still be looking to it.

Nancy Humphries reported on possibility of decorations at the two gates for the Christmas holidays. She contacted two companies who do this. Senske gave a total bid of \$6330 for the two gates and then the same year after year. Custom Fit Lighting's bid was \$3589.45 for the first year then \$850 per year. It was also pointed out there is a lack of electrical outlets at the gates that would be needed in those areas. Nancy said she was going to meet an electrical contractor to get a bid for that. Bill was asked if other HOAs they manage have a budget for Christmas lights and he said that just one Condo has a budget for indoor lighting. Discussions followed and we will look at a bid for power and have volunteers decorate the gates or even go with unlit decorations. Bruce thanked Nancy for her work on this project.

Bill gave the financial report as of October. Shirley and Dave will meet with Bill and go over the budget and then report to the board. We will approve the budget in December. Shirley gave her Treasure report and asked Bill if he knew how many of the lots have been sold by the developer, as those are the only lots that will bring new revenue. He said he had not looked at the sales by owner. Bill will look at it. Shirley continued with her report. Shirley pointed that one owner, CMI, owes a lot and if we should seek foreclosure on them? It was pointed out that they are in a bankruptcy. Bruce said he had talked with Bill about owners in the development who owe money and that there is possibly another way to get the money owed back. Bill went on to explain. Bill said it is a money judgement thru a court. Bruce said we can watch what happens with other HOAs that have started doing this and sees how it goes. The question was asked about transfer of monies in accounts from dues to reserves. Bill went on to explain.

Bob H. reported that the repair to the pedestrian/golf cart bridge has been finished. Bob explained what repairs were done. The bill was \$4900. Bruce and Bill discussed paying the bill

for that from the reserves instead of savings as the bridge is in the reserve study to be repaired. We will decide where to pay it from later.

Eric reported that water is still coming up between the asphalt road and the concrete curb on Wandermere Estates Ln. Discussions followed. With winter coming we will look at it again later.

We will continue to assess dues based on the original plat.

The problem scab trees and their removal was discussed. Bob Mackey and Bob H. will work on identifying the trees that could be damaging retaining walls and have them removed.

WEB has contacted lot owners who have for sale signs in disrepair. WEB will continue to monitor the signage.

A Wandermere Estates Facebook page is on hold. Eric will work on our web page.

The problem of vehicles speeding thru the development was discussed. We will have WEB send a letter to some of the companies that are in here regularly including FedEx, UPS, and the Spokesman Review to ask their people to watch their speed.

We would like to acknowledge Michel Moran for all of the work she does to have community gatherings.

The question of having a community garage sale was discussed. We discussed the problem of parking, disruption, and the safety of having a garage sale and decided not to allow it.

Sidewalk damage was discussed. Dave said that is talked about in the pre-built meeting with builders and owners and that if damaged they will have them repaired. The HOA owns the sidewalk as common area.

The agenda items were finished at 10:30 and the meeting was opened to all in attendance.

A question about the fine structure was discussed as to rentals in the neighborhood. Bill told them what the fine structure was.

Bob H. said an owner pointed out to him the small shrubs that were planted to replace damaged shrubs along the walkway beside the lake. We will look at having more appropriately sized shrubs installed.

The meeting was adjourned at 10:40 am.

Bob A.

