



**Wandermere Estates Homeowners Association  
Semi-Annual Board Meeting  
November 9, 2016 at 7:00 PM  
Minutes**

**I. Call to Order @ 7:02 PM & Establish Quorum**

- a. Introduction of Wandermere Estates Board - Ken Humphries, Treasurer; Robert Harley, VP; Jean O'Dell, Director; Paul Sloan, President; Bob Aagard, Secretary;**
- b. Introduction of WEB Properties, Inc. Staff – Bill Butler and Eric Lundin**
- c. Introduction of Homeowners in Attendance – See sign in sheets.**

**II. Financial Update –**

- a. Year to Date Income** – Income at year end is expected to be \$181,171.00. This is \$7,979.00 above the original budget projections of \$173,192.00. This is because we are collecting dues from more homes than projected last year.

**b. Year to Date Expenses –**

- 1. Total Expenses are projected to be \$153,452.00. The original budget was \$136,959.00, expenses will exceed expectations by \$16,493.00. Bill explained that income was up due to additional homes paying dues that were not budgeted for. Streets are under budget because we spent less than budgeted in the beginning of the year. Utilities are above budget due to additional water usage mainly attributable to vandalism. Marketing expenses contain the expense for the web site. Administrative expenses are over budget mostly due to legal fees.
- 2. Projects worked on in 2016 include: The Water Incursion onto Wandermere Estates Lane, Cleanup of Stream Bed, Crack Sealing, Gate Repairs, the New Street Light outside the Perry Gate, and Census Study.

**c. Account Balances as of 10/31/2016**

- 1. Operating Account – \$19,630.48
- 2. Reserve Account - \$61,382.98
- 3. Savings Account - \$47,259.38
- 4. Total - \$128,272.84

**III. Other Business**

- a. Census Results** – We originally sent an email that stated 81.73% of the homes in the HOA were occupied by at least one person over 55. At that time, we were missing documentation from two homes. With all results in except one homeowner's identification, 81.90% of homeowners at Wandermere Estates are over the age of 55.

1. A homeowner asked if we were going to keep a running census. He stated he filled out the forms at closing. Bill explained that title companies don't always forward the information at closing. Additionally, the census is not supposed to be a running tally, but is required to be completed every two years.
- b. Water along Wandermere Estates Lane Update** – We have initially spent \$2,000.00 to identify the source of the water running out onto Wandermere Estates Lane. The engineering firm, Budinger and Associates identified the source of the water as a natural spring, not landscaping runoff, and recommended it be diverted down the culvert to the swale near the cul-de-sac. The additional bid to have plans for remediation drafted was approved at a cost of \$7,375.00 to be spent in 2017. Once the scope of work is drafted, we will solicit bids to have the work done.
- c. Reserve Study Update** – A level II reserve study has been commissioned to update the reserve study completed in 2012.
- d. Open ARC Positions** – There is nobody on the Architectural Review Committee. Volunteers interested should contact Dick Vandervert.

#### **IV. Open Forum**

- a.** Bill Butler started the meeting by letting the group know that if anyone wants to discuss the 55+ issue, it may be discussed amongst the homeowners after adjournment.
- b.** Bruce Johnson spoke about gate repairs at the lower gate that were completed this week. The cause of the damage is from cars hitting the gate, and Bruce further noted that construction vehicles should enter at the upper gate because they are wide and heavy.
  1. A homeowner brought up that a camera at the gate would help curb the problem of cars hitting the gate, and Bill commented that there is no infrastructure to support a camera system, and bids we are soliciting are indicating costs that exceed \$100,000 per gate.
  2. Bruce took a straw poll asking if homeowners in the community would like to restrict gate access at the lower gate except for with a remote and using the telephone entry system. The significant majority of homeowners would like to restrict access at the lower gate to remote controls and the telephone entry system.
- c.** A homeowner asked about how to volunteer for the ARC. Dick Vandervert stated that the Board appointed the last ARC. A homeowner explained that the Declarant is responsible for the ARC. Bill Butler read article 9.1 of the bylaws.

#### **V. Adjournment**

*Note from WEB Properties, Management:*

*The 55+ issue will not be a topic at this semi-annual meeting due to the current state of litigation. We know this is a very important issue, however, this meeting is normally to discuss all the other reoccurring issues that keep Wandermere Estates a great place to live.*