

**WANDERMERE ESTATES HOA Board Meeting Minutes**  
**Wandermere Golf Course**  
**13700 N Wandermere Rd**

**June 24, 2019 at 6:30pm**

**AGENDA**

**I. ADMINISTRATIVE BUSINESS**

- Call to order at 6:30 PM
- Determine if a quorum is established, and established with Ed Dawson, Russ Lee, Martin Hurd, Dan Healey and Michael Hanf on the phone.
- Review and approval of previous meeting minutes by the board.
- Association management- New contract with 4 Degrees and transition went smoothly. Notification done with incorrect email was sent out and Heather will be the point of contact, with Monique as secondary. They will check to make sure correct billing will be sent out for multiple lot owners. Michael Hanf asked about a list of vendor contacts for the residents and 4 Degrees can provide this. We currently on under contracts for services but residents can get other services if they want additional services.
- They will check with Jammin about dead bushes along the lake walkway and have them notify us if they find issues.
- Financial Review was approved based on the current information and we should have a complete report in a month. River Bank is our new bank for the HOA.
- Sales Review and Move in/Move out report show one new sale in May. We are not getting our Exhibit A's and 4 Degrees will watch and notify the board.
- ARC report: ARC in keeping up with new buildings and compliance with HOA'S rules.

**II. OLD BUSINESS**

- Security camera update, still having issues with the lower gate camera and this needs to be worked on with century link and a new router is needed to handle this. Michael advised he has a contact with them and will work on this issue. The camera will still record but we need an upgrade to identify license plates and we need a board member to meet with Century Link to get this done.
- Gate call box replacement has been completed and the only issues seem to be with cell phones and the different makes and how they have the apps to work with the system.
- Street sealing is to be done yearly and a major resealing is due next year. Martin will work on this and 4 Degrees will provide a list of vendors for bids.

- Curb damage/resolution was not good and 4 Degrees will check for vendors to provide repairs.

### III. NEW BUSINESS:

- Vendors for the community had been covered. Dan is working on a new web hosting company and these vendors can be listed on our site.
  - Board responsibility vs. 4 Degrees responsibility will be ongoing.
  - Bid collection guidelines will be provided by 4 Degrees and they will obtain 3 bids on any project.
  - Vendor list for owners
- Snow removal bid will be worked on by Michael and 4 Degrees will assist.
- Rock piles on undeveloped lots just need to be tolerated during the construction process and then cleared when completed. The board will work on rules to establish a time line as we currently don't have any.
- Martin asked about the landscaping funds and how they can be used such a sodding snow swales. Martin and Michael will work on this with help from 4 Degrees.
- Russ asked about revenue from unsold lots and the declarant doesn't pay dues on these.

### IV. Open Forum

- Carole Turner raised concerns over the blowing dust from the dirt pile near her home and lots with little vegetation. A possible solution would be to cut the vegetation higher.
- Bob Agart raised issues about construction being done outside of the rules, after hours and on weekends, and we will monitor this as best we can.
- Jeff Applin asked about the power outage when blasting was done and this has only happened once.

### V. Closed session

### V. ADJOURNMENT

- Meeting adjourned at 7:47PM