

**Wandermere Estates HOA**  
**Board of Directors Meeting Minutes**

**September 17, 2019**

**Called to order at 6:02pm**

- Roll Call & Proxy Count to establish a Director Quorum**
  - Board Members in Attendance: Dan Healey, Martin Hurd, Russ Lee, Micheal Hanf, Edward Dawson
- HOA Members in attendance:**

**Administrative Business**

- Financial Review:**
  - Dan Healy reviewed the financial reports. The regular reserves transfer was not completed in July. It was corrected as of September 17th. It was motioned, seconded and approved to accept the financials.
- Move in/Move out report:**
  - There have been 8 move ins and 6 move outs since June 2019.
- ARC Report:**
  - The Board has taken a lot inventory. They have been able to assess which lots have homes under construction and which lots are waiting to have building start.
  - Russ brought up an idea to have a pre approved color pallet for owners when they are choosing paint colors for their home. The board will discuss with the ARC committee to determine if this is something Wandermere Estates would like to do.

**Old Business**

- Camera Update:**
  - Certified Security will complete the job that the previous security company did not complete. The Association has contracted with Certified Security for a service package with a cost of \$50 per month.
- Call Box Update:**
  - The call box replacement has been completed.

**Street Sealing**

- Street sealing will be taking place on October 3rd. All street will need to be clear and dry. Sprinklers will need to be turned off as the product to seal the streets will not adhere if the streets are wet. The common area sprinkler blow out will be taking place prior to October 3rd.

**Curb Replacement**

- Curb replacement along Eagle View has been completed. Repairs throughout the remainder of the community will take place on the 21st or 22nd of September.

**New Business**

**Landscape Proposal**

- Estimates have been requested from Jammin Enterprises for landscape improvements.
- Projects range between \$5,000 and \$20,000 all 4 projects would total approximately \$30,000. Estimated schedule would be as follows:
  - Upper Swale: Fall 2019
  - 3 Other projects: Spring 2020
- It was proposed to create a 3-5 year long term plan for landscape improvements to help in funding and continuity.

**Snow Removal**

- An in depth scope of work was created and bids were requested from multiple vendors. There are meetings with these vendors over the next couple of weeks to discuss scope of work and submits bids.
- Street sweeping will be contracted separately in the spring.

**Announcements**

**Ballots**

- 2 ballots will be mailed out soon. One will address having an audit performed on the association's financials. The second will address the option to utilize electronic voting.

**Open Board Positions**

- There will be 2 open board positions that need to be filled. Elections will be held at the semi-annual owners meeting

**Open Forum**

- Wandermere website map is linking to the wrong map. 4 Degrees will have the IT company correct the issue.
- Landscaping- weeding, sprinklers, hillsides. Discussion was had on the schedule of weeding and maintenance from the landscape company.
- Question regarding the cement blocks on a lot on eagle view. The blocks will be used to build a retaining wall.

**Executive Session**

**Delinquencies and the plan moving forward was discussed**

**Meeting adjourned at 7:25pm**