



**Wandermere Estates Homeowners Association  
Annual Homeowners Meeting  
December 14, 2020 at 6:00 pm  
Google Meets**

**Quorum was not met  
No Official Meeting**

**I. Call to Order at 6:01 p.m**

- a. Introduction of Wandermere Estates Board-**  
Marty, Hugh, Janet, Margie
- b. Introduction of 4 Degrees Staff-**  
Monique, Jenna, Alexa
- c. Introduction of New Homeowners in Attendance**

**II. Election of New Board Members**

- a. No quorum met
- b. Board will appoint someone in Special Board Meeting

**III. Financial Update**

- a. Year to Date Income end 2020; \$193,200.00
- b. Year to Date Expenses end 2020; \$ 186,342.00
- c. Account Balances;
  - Operating Account: \$3,705.80
  - Reserve Account: \$103,170.30
  - Savings Account: \$15,551.22
- d. Assessment Changes;
  - i. Phase 1 Landscape \$425.50 Semi Annual
  - ii. General Assessment \$840 Semi Annual
- e. Ratification of 2021 budget

**IV. Other Business**

- a. Census 82%
- b. Construction Update
  - i. Close to build out. Asking owners to be patient with builders, but also asking builders to do their best to keep the streets clean.
  - ii. McCullough lot now owned by Vandervert-plan to refinish and sell
- c. Landscape
  - i. Jammin has done a great job
- d. Snow Removal- 4 Degrees will share snow contract with owners

**V. Open Forum**

- a. Thank you to the Morans for recognizing holiday cheer throughout the neighborhoods
- b. Per the open discussion regarding the Financial Update, a detailed 2021 budget and comparison budget will be shared to the homeowners. Also a

reminder where to find the Reserve Study documents on the WE webpage.  
<https://wandermereestateshoa.com/> under the “Documents” tab.

**VI. Adjournment**

a. 7:52 p.m