

**WANDERMERE ESTATES HOMEOWNERS  
BOARD OF DIRECTORS MEETING  
April 27, 2021  
MINUTES**

**ATTENDANCE:** Directors Present: Marty Hurd, President

Hugh Smith, Vice-President

Janet Green, Treasurer

Margie Warner, Secretary

Andrew Sandusky, Director

Others Present: Monique Stark and Jenna Niles from 4 Degrees Management, Melissa Guyott, Rob Guyott and Courtney Parviz, representing the Ponderosa Management Company.

**CALL TO ORDER:** The meeting was called to order at 6:07 p.m. by the President, Marty Hurd, after announcing that the Annual Meeting of the Membership was canceled due to lack of quorum.

**PRESENTATION:** Introduction of Management Companies: Marty Hurd, Board President introduced the new members of the Ponderosa team and thanked 4 Degrees for their service to the community.

**FINANCIAL REPORT** Melissa Guyott presented the Treasurer's Report. As of April 30, 2021, the operating account held \$48,318.74; the reserve account held \$100,222.65 and liabilities and capital totaled \$148,541.39. Currently, the Association has a liability of capital prepaid funds(prepaid annual assessments) in the amount of \$25,203.16.

Review of the 2021 Operating Budget: Ponderosa Management was unable to provide an accurate recap of the current operating budget as documents have not been turned over from 4Degrees to Ponderosa.

Melissa Guyott provided a recap of the needs for an Association of Wandermere Estates magnitude, to have a reserves study completed.

Annual Audit: Melissa Guyott presented an outline of the annual audit and recommended that the Board complete a full audit due to the transition from 4Degrees to Ponderosa Community Management.

**Board positions:** Martin Hurd, Board President announced that his position as Board President term has expired.

**OTHER BUSINESS:** The Board discussed previous maintenance issues which included landscaping, electrical, removal of lights and gate maintenance. Upcoming expenses will include entrance driveways and gate maintenance. No action taken as this was only review of essential repairs and upcoming general maintenance of the community.

**HOMEOWNER FORUM:** Time was set aside for owners in attendance to address the Board with Association related questions and concerns.

**MEETING:** The next meeting of the Board of Directors will be held on June 22, 2021 at 6:00pm

**ADJOURNMENT:** 7:01pm