

Meeting MINUTES
Wandermere Estates HOA Annual Meeting
April 21, 2022
North Spokane Public Library

1. Call to Order at 4:10 p.m.

2. Roll Call:

Board Members: Hugh Smith, President
Andrew Sandusky, Vice President
Janet Green, Treasurer
Margie Warner, Secretary
William Denholm, Member at Large

3. Proof of Meeting Notice: Verified

4. Establish Quorum: Not Established. 48 homeowners present either in person or by proxy.

5. Reports of Officers:

- a) Hugh Smith provided the President's report which included, but not limited to, Covid restrictions; issues that have come about over the last year as a result of the transition from 4 Degrees Management Company to Ponderosa Community Management when Ponderosa purchased the HOA management division of 4 Degrees; the resignation of Wayne Heintze as Board member and the appointing of William Denholm as member at large to serve the remaining two years of Heintze term; the need to prepare new 55+ documents due to unenforceability of the current 55+ documents.
- b) Janet Green provided the Treasurer's report which included, but not limited to, financial report, budget variance, reserve contributions and expenditures and landscape/snow removal expenses. Janet advised that there would be a Special Assessment in connection with the legal advice obtained in connection with the potential purchase of the DOT property and the resultant Special Meeting of February 17, 2022. Janet further advised that due to the rise in the price of goods and services, there will be a dues assessment increase in 2023.

6. Approval of Minutes:

- a) WEHOA Minutes of the Board of Directors Meeting dated September 29, 2021 were reviewed and discussed. There being no corrections, a motion was made by Andy Sandusky and seconded by Janet Green to approve the minutes. The minutes were unanimously approved.
- b) WEHOA Minutes of the Executive Meeting of WEHOA Board of Directors Meeting dated March 29, 2022 were reviewed and discussed. There being no corrections, a motion was made by Hugh Smith and seconded by Andy Sandusky to approve the minutes. The minutes were unanimously approved.

7. **Committees:** Discussion was had concerning the creation of a Beautification committee and Social committee. Other potential committees were suggested by the community with one such committee being a Welcome to the Community committee. Further information will be

provided in the upcoming newsletter. Those present were advised that Denny Denholm has been appointed as the Board liaison to the ARC committee and the Gate committee.

8. Old and New Business:

Hugh Smith provided an extensive report concerning projects completed and projects outstanding. A copy of Hugh's email will be provided on the WEHOA website following the Minutes of this meeting. That list is not a part of these minutes but the Board believed it is of sufficient interest to the owners that it be published.

9. Based on the inability to reach quorum, the Board will appoint an individual to fill the vacant Board position at the next Board meeting scheduled for May 5, 2022. That being said, the Board announced that Jean Laufer, the only individual who applied for the open seat, will be appointed.
10. The meeting was adjourned at 5:35 p.m.
11. Following the adjournment, the Board responded to questions from those owners present concerning various items. The questions included ACH payments; Perry Gate clanking; trees along Eagle View and Central PreMix; desire for an alphabetical directory by address (owners were advised that the Board cannot force owners to provide their email addresses due to privacy issues; location and time of next annual meeting and welcome binders.

The remainder of the open forum was spent concerning the Heintze waiver, current 55+ rules, owner responsibilities regarding age verification and filing of applicable forms, the reasoning and necessity of granting a waiver to Mr. and Mrs. Heintze to sell their home. The real estate agents and Mr. and Mrs. Heintze asked PMC if they could have a waiver for the under age 55 purchaser to purchase the Heintze home; PMC said it was possible. PMC was contacted with the offer written up to purchase with a request for a waiver. Upon the Board receiving this request, the Board reviewed the WEHOA governing documents and did not intent to grant a waiver until it was determined that the 2017 55+ Rules and Regulations were unenforceable due to the fact that those documents were never correctly adopted, recorded in Minutes by the Board or properly served on the community at the time. Based on the advice of the WEHOA legal counsel the Board granted the waiver to avoid a threatened lawsuit. Concurrently based on the advice of WEHOA legal counsel, counsel prepared the new 55+ documents. The 55+ rules were properly documented and served on all homeowners by U.S. Mail on April 1, 2022 to fully enforce the 55+ rule without exception but for a surviving spouse at the time of the death of the "qualifying occupant."

12. The library premises were vacated at 6:05 p.m.

Dated: May 16, 2020



Margie Warner
Secretary WEHOA