

**WANDERMERE HOMEOWNER'S ASSOCIATION
BOARD OF DIRECTORS MEETING**

January 27th, 2023

St. Luke Lutheran Church

MEETING MINUTES

Attendees: Margie Warner – President
Andrew Sandusky – Vice President
Janet Green – Treasurer
Jean Laufer – Secretary
Denny Denholm – ARC, Security, Member at large
India Mollotte – CAM

Margie Warner, President, called the meeting to order at 1:05pm.

President's Report: Margie read the results of the Perry Gate security camera survey that went out to Owners two months ago. The results were that the overwhelming majority of the Association Owner's who responded, decided they did not want to replace the camera for 23k. A 50/50 split of the Association would prefer to put up a "dummy" camera inside of the gate. The Board will discuss options for a "dummy" camera that looks like a working one and update the Association before installing one. Margie motioned that the Board choose not to replace the security camera in the amount of 23k, and instead look at options to install a "dummy" camera in its place. Denny Seconded this motion, the Board voted All in Favor.

Margie went on to let those who attended the meeting know that the Annual Census will be mailed out to Owner's soon, as it is a Federal Requirement for 55+ communities, and to please fill it out with the contact information required.

Treasurer's Report: India Mollotte read off the financial balances as of December 2022 and explained that the Association is sitting in a good place going into 2023, detailing the Association's largest expense has been snow removal this year.

Manager's Report: India Mollotte gave a Management Report on what she has done within Wandermere to date. Owners are concerned with the lower gate lights flashing. Management is aware of the problem, and India hired an Electrician to come out and take a look at the flashing lights. His findings concluded that the bulbs need to be changed out. The Board will work on this matter. India touched on the Vandervert property and a resolution is still being worked toward; however, Lynn Smith (Sentry Management) will be helping correspond with Vandervert's office to get this house handled with the County. The Board will continue to work with Management on this issue. India is scheduling a Reserve Study for the Spring; the Board will update the community on this as we get closer. India is aware of the cracked, broken, and eroding pavement in front of curbs and driveways, and along the cart path within Wandermere. India called the Water District to please come out and take a look, but their findings were not helpful. The Water District claimed no

responsibility. India will be consulting the Insurance company to see about making a claim; however, this project could be held off and put into the Reserve Study, instead.

New Business: Andy Sandusky, VP, gave a report on a few items that the Board will be reviewing in the Spring such as the decorative rock project that is happening in phases, and the Pagoda lights along the lake walk that need attention. The Board is considering consulting an Arborist for the dead trees around the common areas, but will be discussing budget and obtaining quotes. Management will get quotes and work with the Board on these remaining open items. Another problem that The Board will be addressing is the cracked and eroding pavement in the neighborhood. The City Water District came out and looked, but determined they were not the cause of the erosion. India Mollotte will be consulting Wandermere's insurance company to see if a claim can be made. The road maintenance may be a Reserve Item. Items that can be addressed easily and within the allotted budget will be voted on by the Board and the Association will be notified which projects they have chosen to move ahead with.

Owners Forum (if on the agenda)

Only a few Owners attended the meeting, but for some, a concern was raised about the rocks on Copper Canyon sliding and causing damage or worse. They asked if it would be possible to have a mesh wire installed to keep the rocks from sliding. The Board heard this out. Owner's main thoughts and concerns were that of new builds in the neighborhood. New construction has proven to be a challenge for residents in Wandermere, as there is heavy machinery, mud on the streets, and large work vehicles being parked in the neighborhood overnight. One owner noted that the Association Assessments are raised each year, and questioned why. The Board explained that inflation is affecting the quotes and bids that we received from our Vendors, and unfortunately, Vendors are very competitive and everyone's prices have drastically gone up. An Owner also noted that not everyone is receiving the emails from Management, and would like Meeting notifications mailed each time. Management explained this wasn't the best way to do things fiscally, but for important meetings such as the Annual meeting, or a meeting where an Owner response is crucial, Management **will** mail those notices out. Management asked for Owners to please add their email to their online account, as this is the main way India Mollotte communicates with the neighborhood.

Executive Session (if needed/on agenda)

Margie motioned; Denny seconded to enter Executive Session at 3:15pm for the purposes of discussing the Audit, Non-Compliance issues, and Bylaws update. Motion passed -ALL IN FAVOR.

Adjournment: Denny motioned; Janet seconded, to adjourn the meeting at 3:50pm. Motion passed- ALL IN FAVOR.