

WANDERMERE ESTATES ANNUAL HOA MEETING

MONDAY, JULY 10TH, 2023

WANDERMERE GOLF COURSE CLUB HOUSE

Board Attendees:

Margie Warner – President

Andy Sandusky – Vice President

Janet Green – Treasurer

Jean Laufer – Secretary

Denny Denholm – Member at Large

Sentry Management Attendee:

Jeani Wheeler

Meeting called to order at 5:02 by Margie Warner, President

Quorum was not met as there were only 64 households in attendance or by proxy. Because of no quorum the By Laws and Audit Waiver were not able to be approved at this meeting and special meeting will need to be held.

President's Report:

Update on response regarding census. Reminder that the census is a federal requirement for 55+ community status.

Please note that Assessment is currently due.

Treasurer Report:

Review of 2022 End of Year

Review of 2023 expenses. Expenses on track with an expected increase of 20% factored in due to inflation.

Legal fees incurred due to review of Bylaws

Rules & Regulation document being reviewed.

Reserve Account for 2023 – budgeted for \$69K

Committees:

ARC committee – Current ARC committee members are Cheryl Patton, Dave Lafferty and Jerry Kostelecky with Denny Denholm being the liaison between the Board and ARC committee. ARC forms can be found on portal or via Sentry. Items needing an ARC form i.e., exterior house painting; construction were mentioned. Contact Sentry for clarification, if unsure if ARC form is needed for project. Please be aware that tree trimming/removal on common area property by homeowner constitutes a \$1K fine.

Social committee – Stella Dier and Michele Moran were introduced and discussed the possibility of having a social committee. Stella currently organizes a monthly women's coffee meeting.

Community Projects:

Lighting project – Bid for Pagoda's to be replaced

Tree Management – Dying Aspen trees to be removed in August. Replacement trees will be considered at a later date.

Water Feature – Algae now being controlled through chemicals versus in the past when they were physically removed

Fence Repairs – Golf View fence slats replaced; Fence adjacent to Perry Gate has been stabilized

Curbside Rock – Andy Sandusky met with CAD contractor and their bid was approved by the board to address Eagle View, Rustic Lane and Wandermere Estates Lane areas for crushed rock install. Project start is scheduled for July 17th.

Reserve Study – HOA is legally obligated to have reserve study done. New study being commissioned.

Main Gate Call Box – Repair was an unexpected budget expense.

Board Election

Janet Green's term will be ending in July. The Board thanked Janet for her dedication and diligence as Treasurer. No Board election due to lack of quorum.

Open Question/Discussion

Meeting adjourned at 6:35PM

Dated: July 17, 2023

Jean Laufer
Secretary, WEHOA