

Wandermere Estates Homeowners Association  
2024 Annual Meeting  
Wandermere Golf Course Clubhouse  
July 16, 2024

Board Attendees:

Chris Daniewicz, President  
Andy Sandusky, Vice President  
Bonnie Aargard, Treasurer  
Jean Laufer, Secretary  
Denny Denholm, Member at Large

Sentry Management Attendee:

Brooke Coumont  
Jan Gera

Meeting called to order at 5:03 by President, Chris Daniewicz

Quorum was met.

President's Report:

Board obligations are to maintain and monitor common area space. Also to ensure that Covenants and Bylaws are adhered to.

Rules and Regs are slated to be reviewed and revised as needed.

Goal is to have Wandermere Estates Home Owners Association webpage be the repository for all documentation.

Treasurer's Report:

Budget is current YTD.

Reminder that second half assessments are due.

2023 Annual Meeting Minutes were approved.

Committees

ARC – Architectural Review Committee

Current Committee members: Bob Aagard; Tom Muir and Cheryl Paton

Dave Lafferty and Jerry Kostelecky were recognized for their years of service on the Committee.

ARC reported that they have experienced an uptick in number of submissions submitted. They thank homeowners for being proactive.

## Social Committee

Next Social Committee activity is the BBQ scheduled for August 19<sup>th</sup> at the Wandermere Golf Clubhouse. Herb Brown will be catering the BBQ. Check your calendars, reserve your spot and look forward to a great time. The last Social Committee activity had over 65 participants and a great Italian meal catered by Ferraro's.

## Business

### 2023 Audit Waiver.

Last audit was done in 2022 which cost around \$15K. Due to the cost and audit not needed this year, Board recommended that the audit be waived for 2023. Vote taken with unanimous consent by those homeowners present.

## Community Projects

Concrete project started this summer and will be an ongoing project with those areas that pose a safety issue to be addressed first.

Road replacement cost as identified in the Reserve Study is estimated to be around \$1.5M. The Board is being proactive by identifying those road areas that need crack sealing. Brooke is currently getting bids for this work.

Recently Wandermere Estates experienced a large quarry blast that many residents felt. Homeowners present at the meeting were asked whether they preferred one large quarry blast or a series of smaller blasts done over a period of time. Preference was noted for a series of smaller blasts.

Last quarry blast there was no notification via email or signage posted near the Perry Gate entrance. Brooke to follow up with Quarry.

Freeze thaw debris has been rolling onto the road surface of Copper Canyon. The Board will be looking into hiring a front end loader to push this debris back. Date of project dependent on whether funding is available this year or will be budgeted for next year.

Swale project came about as a result of a survey done that asked homeowners what projects that they would like to see undertaken. The number one response was beautification of the community. Thanks to Brooke's recommendation, the Board contracted with NW Plow for snow removal last year. This contract saved significant money over our former contractor which helped fund the swale beautification project.

## Board Election

Andy Sandusky, our current Vice President, elected to step down after his term completion this July. He was thanked for his tireless work on behalf of the community. His leadership will be missed.

No additional individuals volunteered for Board position.

Motion was made and approved to nominate those candidates that had submitted their application to serve.

Bonne Aagard, Chris Daniewicz, Denny Denholm and Gary Turner were elected to the Board.

## New Business

Ron Wright (representing Friends of Fireside property)

No trespassing signs have been posted at the perimeter of the property. Property facing Perry Street have trespassing signs with Ron's cell number.

Noxious Weed Board indicated that there was a noxious weed called bugloss that was on property and needed to be sprayed.

Homeowner proposed that benches be placed near walking paths. Denny to follow up.

Derelict House – 13803 Wandermere Estate Lane. Due to Brooke's diligence, she uncovered that Vandervert needs to supply additional engineering information to the County. Upon receipt of that, a decision can be made whether the property can be sold or deemed uninhabitable and eventually torn down.

Please see attached letter that Sentry Management sent to Wandermere Estates LLC (Vandervert) which was read at the meeting.

As dog owners please be respectful of your neighbors and keep your dogs on leash when not on your property. This is important for both your neighbor's safety as well as your dog.

Although a homeowner's directory is available on the Sentry website, residents have requested that a list be sent out. Brooke to follow up.

Recognition was given to both Brooke and Chris Daniewicz for their quick follow up regarding an Irrigation leak that occurred on Wandermere Estates Lane.

Please remember we are a no solicitation community. If you are approached by a company not hired to do work at your residence, please contact Brooke with the name of the company so she can follow up with them.

Meeting adjourned at 5:48 PM



07/16/2024

**Wandermere Estates LLC**  
12906 N Addison St.  
Spokane, WA 99218

The latest research with county property inspection officials has determined that the property, 13803 N. Wandermere Estates Lane, owned by Wandermere Estates LLC, has made no progress towards remedy of the condemned status placed on this property by the County. It was determined in our County research that the status of the property rests entirely with Wandermere Estates LLC., in that you must obtain a new engineering report to satisfy the requirements of the County. As you might know, this property's derelict status has been the number one problem in Wandermere Estates for 7+ years. Since there is no effort or progress from Wandermere Estates LLC to get this property released from the county, we are providing you with a 30-day notice to correct so that a final determination can be made to either sell or demolish the home. After 30-days (9/1/2024), this property will be fined daily until the problem is resolved.

Please contact me if you have any questions -

Thanks,

**Brooke Coumont**  
**Community Association Manager**  
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