

**WANDERMERE ESTATES
HOMEOWNERS ASSOCIATION
Board of Directors Meeting**

April 15th, 2024, 5:00pm
Wandermere Golf Course
13700 N. Wandermere Road
Spokane, WA 99208

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

Meeting called to order at 5:00 PM by Chris Daniewicz.

Meeting minutes of October 30, 2023 were approved by Bonnie Aargard and seconded by Jean Laufer. Subsequently all Board approved.

Financial Update:

Bonnie Aargard provided YTD financials update. Both budget and assessment dues were good and on track.

Committee Reports:

Architectural Review Committee (ARC) is now part of the Board. Bob Aargard and Thomas Murn are the new members of this board joining current member Cheryl Paton.

Swale project (corner of Quartz and Copper Canyon). Bids being submitted for the first phase which include rock wall along with sprinkler installation.

Beautification project – spring flower boxes. Looking for volunteers to purchase and plant flowers at both entrances of the development. Board will fund the purchase of the plants. Please contact any Board member if interested.

Social committee – Fun evening planned with Bingo/Italian dinner scheduled for May 14th 5-9 PM at the Wandermere Golf Course Clubhouse. Cost is \$25/person. Email your reservation to Stella Dier, aleisuredlife@gmail.com by May 10th. Flyers are posted on mailbox and email sent by Sentry with additional information.

Management Report (Sentry)

55 & Over census – still have 8.9% of the Wandermere households with no verification received. This represents 16 households. Please remember this is a requirement under the Fair Housing Amendments Act of 1988, HUD Regulation. As a HOA we are required to obtain this census information.

Neighborhood drive throughs are scheduled twice a month with any findings reported back to the Board.

July 16th and October 22nd are the next scheduled HOA Board Meetings.

929 E Wandermere Estates Lane – Awaiting engineering testing.

Updates regarding Vandervert properties, 13803 N Wandermere Estates Lane. County is asking for more concise wording from engineering before they can remove the condemnation category from this property.

13811 N Wandermere Estates Lane which is currently an empty lot. Pushing Vandervert to clean lot.

New Business:

Swale – See Committee Reports

Basalt rock placement along roadside – continuation from last year. Wandermere Estates Lane to be planned for this year.

Junipers project being bid. Looking to have junipers at the lakeside path to be cut to ground level which would still hold the soil and backfill with decorative rock. Water line would also be disabled. The removal of the junipers is essential to maintain the integrity of the wall.

Roadbed crack sealing on roads to be done for ongoing maintenance as needed.

Street sweeping – originally scheduled April 30th but new date is May 1st from 7:30AM to 5:00 PM due to conflict with Tuesday garbage pickup. Please refrain from parking on the street that day so that the street sweeper can do their work.

Concrete curbing/sidewalk repair project. Will start this year with work being done in phases.

Phase 3 – removal of dying trees – project will be postponed until next year. In 2023 several Aspens were removed.

Reminder: Please submit ARC request if as a homeowner you are considering removing trees.

Owner's Forum

Identify areas with de-icer. Our current vendor has been instructed to use de-icer on roads with steep incline areas only.

Department of Transportation (DOT) request to remove trash below the freeway area near Golfview Lane. Board has asked yearly but appears to a low priority for the DOT

Meeting adjourned at 5:48PM.