

Wandermere Estates Homeowners Association  
2024 Board of Director's Meeting  
Wandermere Golf Course Clubhouse  
October 15, 2024

Board Attendees:

Chris Daniewicz, President  
Gary Turner, Vice President  
Jean Laufer, Secretary  
Denny Denholm, Member at Large

Bonnie Aargard, Treasurer (absent)

Sentry Management Attendee:

Brooke Coumont

Meeting called to order at 5:00 by President, Chris Daniewicz

Approval of April 15, 2024 Meeting Minutes

Gary – Approved

Denny – Seconded the motion

President's Report:

Swale completion at corner of Quartz and Copper Canyon.

Looking into Phase 1 landscaping

No increase in dues for 2025

Treasurer's Report: No formal report due to Bonnie's absence

Association is current on bills.

A few homeowners are past due in paying their assessment.

Upcoming budget does not required an increase in dues for 2025.

Committee Reports:

ARC – Architectural Review Committee

Nothing to report.

Other topic: Bids

Board looking at getting bids for 2025 landscaping contract. Current landscaper is Greenscape but will be looking at additional contractors to bid for 2025. Contractors are vetted by either prior experience or by recommendations of other home owners or associations.

Regarding landscaping for 2025, Phase 1 will be looked as well. Concerns were brought up by homeowners residing within Phase 1 as to quality of current work. Board to work with Phase 1 homeowners to determine issues they have encountered.

Snowplowing – contract is out for bids.

Gary Turner was introduced as our newest member of the Board and will be serving as our Vice President. Welcome Gary!

Management Report:

Discussion on Vacant House (13803 Wandermere Estates Lane)

Currently no update.

Awaiting possible involvement from Al French.

Brooke to investigate whether a meeting between the Board and Vandervert can be arranged.

Vandervert is current on assessment payment for property.

HOA is responsible for the sidewalk and street cracking.

New Business:

Phase 1 landscaping. How to address concerns regarding quality of work and perhaps even looking at the current CC&R's as to whether they need to be revised so that homeowners within Phase 1 would be able to hire their own landscaping service individually. Any changes to the CC&R's would require approval from Phase 1 homeowners as well as the approval of the Wandermere Estates community.

Owner's Forum:

Question as to where funding of Swale project (corner of Quartz and Copper Canyon) came from.

Funding of Swale project was allocated from budgetary surplus due to low snow impact last year.

Surveys done prior have indicated overwhelmingly that beautification of our development was a priority among homeowners.

Update on benches within common area

Looking at cost and durability.

Social Committee. Looking at having a volunteer group of greeters to welcome new homeowners.

Fire hydrants – Brooke mentioned that she is waiting for an update from the County. Suggestions were offered that it could be a community project or perhaps a project for local students to undertake.

Meeting adjourned at 6:05

Denny - Approved.

Jean - Seconded the motion.

After the Board Meeting, the Board convened a budget ratification meeting where the 2025 proposed budget was approved.