

**WANDERMERE ESTATES
HOMEOWNERS ASSOCIATION
2025 Annual Meeting**

Wandermere Golf Course Club House
July 14, 2025

Board Attendees:

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

Sentry Management Attendee:

Brandi Bdrevs

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

Announced that quorum was met.

Board members each did a short introduction of themselves. Audience was asked to also introduce themselves.

President's Report (Please see attached document for complete report).

From the President's Report, the following items were discussed:

- Replacement of pavers at the lower gate entrance.
- Board is looking at a 5% increase in annual dues starting next year.
- Assessment of \$850/lot for road maintenance will be looked at for next year. Estimated cost could be \$150,000 to seal entire roadway..
- Maintenance of the lower gate entrance. Delivery trucks should be using the Perry gate entrance. Additional signage to be installed. Brandi to send out email to the membership as a reminder that delivery trucks must use the Perry gate entrance. Possible fines are being looked at.

YTD Financial Report – Bonnie report that financials are good with no issues at this time. Second half assessments are due.

The July 2024 Annual Meeting minutes had a motion to approve. Bob Aargard approved the motion with Eric Green seconding the motion. No opposition to the motion – minutes approved.

Debbie Cozzetto (representing Wandermere Estates LLC) gave an update as to the status of the McCoulough house which was condemned earlier. Because it is in a condemned status, no one can set foot on the property so basically no maintenance can be done.

Vandervert working on removing condemned status from this property. They have spent over \$40K working with a geotech company so that eventually the house can be placed on the market to be sold.

Discussed whether the vacant lot next door can be returned to its natural state having the wiring, pipes, etc. removed that are on the property currently.

Vandervert currently owns six empty lots.

Social Committee:

August 18th – Barbecue night at the Golf Course.

Upcoming items: Free movie nights - look for upcoming announcements.

Twelve (12) new households this year.

ARC Committee Update:

No activity to report.

Upcoming Projects:

Lower gate paver repair.

Replant some trees in the common area near front entrance.

Re-work lighting at lower gate area.

Board Elections:

Jean Laufer was re-elected for a second term to the Board

Member Open Forum:

Weeds around rocks near the walking path along lake.

Dead grass near lower entry. Prior landscaper had capped sprinkler line and need to research.

Common area on Copper Canyon have purple noxious invasive plants. Denny to work with Lyle from Earth Stone.

Meeting adjourned at 6:25PM.