

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

April 22, 2025
Zoom Meeting

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 10:00 AM by Chris Daniewicz.

Meeting minutes of October 15, 2024 were approved by Denny Denholm. Subsequently all Board approved.

Business:

Contracts signed with Earth Stone for landscaping. Separate contract for Phase 1 and additional contract covering the remaining community.

Road repair on Quartz Lane near Golfview. Area near edge of curbing was washed away caused by severe rain. Also area near the top of Eagle View was repaired as well.

Beautification Projects were presented by Denny Denholm. There are 8 projects targeted with varying scope for this year. Two projects have been designated as high priority. These two projects include safety issue with the walking bridge/railing and entrance at the lower gate. There has been dry rot identified which affects the structural stability of the railing. The entrance has either pavers missing or pavers no longer level. Board will be working with Earth Stone on these projects. All projects have been budgeted and no assessment is required.

Perry gate entrance area was damaged early this spring. This damage included the fence and loss of a tree. The cost to fix the fence was \$240 and \$600 for tree replacement. We are still in the process of contacting the driver for resolution but if no progress may need to go through insurance company.

No update regarding Vandervert house. Brandi to follow up to see if any movement regarding this property. Work with owner to see if the property can be cleaned up. Also issue with sidewalk buckling and looking into ways to put up warning signs.

Financial Report: Bonnie Aargard provided financials update and noted that budget is on track and good.

Owner's Forum

Homeowner observed that despite signage large trucks were using the lower gate entrance. Board encouraged homeowners to document license plate/company signage on truck if possible so follow-up can be made with company owner.

Board mentioned that a possible solution could be made to place a barrier across the two posts of the entrance making it difficult for commercial trucks to enter. However, after later discussion this idea was scraped due to concerns regarding firetruck entrance at the lower gate. Options may include larger signage; signage mentioning fines, etc.

Website to be updated with corrected management company information.

Meeting adjourned at 10:24 AM.