

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

April 24, 2026  
Zoom Meeting

Board Attendees:

Chris Daniewicz, President  
Gary Turner, Vice President  
Bonnie Aagard, 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 31, 2025 approved by Board.

**Business:**

Contracts to be approved for Phase 1 and Phase 2 landscaping. Motion to approve made by Denny, with Bonnie seconding the motion with remaining Board approving.

Upcoming project for crack sealing to be done for all roads within Wandermere Estates this fall. Crack sealing is optimally done around October when the cracks are the widest.

Lakeview Lane is slated to have both crack sealing and sealant overlay this summer. Sealant is best done during the summer months. For this street the contractor will be doing the crack sealing followed by the sealant overlay. Initially we were working with C&H Asphalt to do this project but the company was recently sold (this April) to Aero Concrete so we will be contacting them.

Four pine trees near the Perry Gate entrance were recently removed. Two of the trees were substantially listing after recent windstorms and heavy rains and posed a serious risk to the gate and other properties. The other remaining two trees would have required substantial windsailing to the branches to maintain their stability but there was serious concern that in the future we still might have issues with these trees since pines have a relatively shallow root system. We are currently slated to have one replacement fir planted but may revisit additional trees in the future.

Night lighting at the main gate was budgeted last year but due to part sourcing issues by the vendor the project was on hold. This project is now slated to start in May.

Pond area will be cleaned with additional trees planted nearby.

Noxious weeds have been identified growing in our development and by law we need to spray to remove them.

A bid for \$4500 was received to complete the replacement of the concrete edging around the water feature and other areas at the Wandermere entrance. Replacement became necessary because the original edging was disintegrating. Motion to approve made by Gary with Bonnie seconding the motion and remaining Board approving.

Annual Meeting is scheduled for Monday, July 20<sup>th</sup>, 5PM at the Wandermere Golf Clubhouse. At this meeting we will be holding elections for two board positions. Both Bonnie Aagard and Chris Daniewicz have expressed interest in continuing their Board positions. If any individuals are interested in also applying, board application forms will be sent out prior to the meeting.

Board will be working with the county to work on asphalt issue at the Perry Gate entrance. We are also in conversation with the developer of the property adjacent to Wandermere Estates to see if we can tie in with their street/entrance design.

**Member forum:**

Membership had noticed that some houses still have their Christmas light strings installed. Please remember that holiday lighting should be removed 45 days after the event as stated in the Rules and Regulations – Section 4: Holiday Decorations.

Posted speed limit within Wandermere Estates is 25 MPH. Please be mindful of observing this. It was also mentioned that cars are not fully stopping at stop signs especially at the intersection of Quartz/Copper Canyon and Fireside/Copper Canyon. Houses that border those roads experience a difficult time when entering and exiting their driveways. Again please be mindful of both speed and stop signs.

Vacant Vandervert house has been verified by an engineering company that it is safe to inhabit. County, however, wants a more definitive guarantee that the house will not experience any slippage. At this time, the property is still condemned by the County. Unfortunately this property is an eyesore but as long as it is deemed condemned no individuals are allowed to step on the premise.

Motion made at 10:24 AM to adjourn meeting with Chris approving, Denny seconding and remaining board approving.