

WANDERMERE ESTATES HOMEOWNERS ASSOCIATION 2026 Annual Meeting

Wandermere Golf Course Club House
July 20, 2026

Board Attendees:

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

Sentry Management Attendees:

Brandi Bdrevs
Cati Schoultz

Meeting called to order at 5:06 PM by Chris Daniewicz.

Announced that quorum was met.

Owner's Forum

Kudos expressed for Earthstone Landscaping work throughout Association.

Noxious weeds sighted in common areas. Board to talk to Earthstone regarding spraying.

Concern regarding cracked concrete sidewalk/curbing areas was discussed. Concrete sidewalks bordering residential areas are the homeowners' responsibility. Those sidewalks along common areas are the responsibility of the HOA.

Issues regarding gate codes was brought up. Gate codes appear to be shared amongst various vendors. How can we better manage how gate codes are used or shared? Possible committee may be formed to look into options.

President's Report

The following items were discussed:

- Most annual fees have been paid
- Projects are on track. Landscaping at lower gate completed
- Assessment increase for next year has not been determined

- Lakeview sealcoating for preventative maintenance. Looking into doing rest of community in a phased approach if the results for Lakeview are promising. Special assessment to pave entire community is not planned for the foreseeable future.

YTD Financial Report

Bonnie reported that financials are good with no issues at this time. Second half assessments are due.

2025 Annual Meeting Draft Approval.

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

Committee Update

Social Committee:

- Five new households for YTD 2026.
- Would like a Greeter on each street.
- Barbecue to be held on August 17th at Wandermere Golf Course
- Three outdoor movie nights are planned for the summer.

ARC Committee Update:

- No activity to report.

Board Election

No nominations were received at the Annual Meeting or by mail ballot. Bonnie Aagard and Chris Daniewicz have been re-elected as Board Members.

Meeting adjourned at 6:28 PM