

Wandermere Estates HOA  
Board meeting minutes  
June 18, 2018 6:30 PM  
Wandermere Golf Clubhouse

1. Call to order and establish quorum.
  - a. Proof of Notice of Meeting – WEB Properties will bring a copy of the distributed notice, which was shared with the board and a copy provided for our records.
  - b. Introduction of Homeowners in attendance
  - c. Introduction of Board Members in attendance, Dan Healey, Ed Dawson, Carole Turner, Martin Hurd and Russ Lee.
  - d. Introduction of WEB Properties representative Eric Lundin
  
2. Financial Update through 5/31/2018
  - a. Income – Income for the year is down \$5,972.61 to budget. This is mostly due to delinquencies.
  - b. Expenses – Expenses are \$1,458.43 above budget expectations. This is a normal fluctuation due to timing of expenses.
  - c. Account Balances
    - i. Operating Account - \$29,026.36
    - ii. Reserve Account - \$99,021.63
    - iii. Savings Account - \$42,330.53
    - iv. Total - \$170,378.52
  - d. Delinquencies
    - i. Delinquency Policy – The previous Board had approved the delinquency policy in December, but it was not signed. The new Board has not yet authorized the new policy. WEB Properties can answer any questions for the Board. Web provided handouts of the policy and the board approved the policy. Web will handle these and work with the owners that are delinquent. Web will receive payment from the HOA to cover these and then reimburse the HOA when payment is received. Web will send out notices and handle the record checks and determine if additional legal action is to be required. If a money judgement suit is awarded Web advised they have a 90% success rate in getting a collection.
    - ii. Excessive Delinquent Accounts-
      1. Neighbor A – The \$1,852.35 delinquency is mostly made up of Fines and Fees, but current dues are not paid. A notice of impending lien has been sent.
      2. Neighbor B – The \$2,169.82 delinquency is more than a year behind in dues. Fines and fees make up the remainder of the outstanding balance.
  
3. OLD BUSINESS:
  - a. Review of Board meeting dates - The minutes from the last meeting have the following dates for upcoming meetings July 9<sup>th</sup> and August 20<sup>th</sup>. Are these dates still valid? The board approved dropping the July 9<sup>th</sup> and to keep August 20<sup>th</sup>.

- b. Implementation of Petition System – A proposed draft amending the Bylaws has been sent to Board members via email. The Board will consider whether to make a petition system for homeowners part of the Bylaws. A motion to accept the petition process was made and passed by all board members present.
- c. Board communication software – This subject was tabled at the last Board meeting, and the Board has been issued private email addresses since then. The email system has been less than friendly and needs work. The domain name of Wandermere Estates.com is available and all board members approved purchasing it.
- d. Security camera update – The Board and management met with the camera company onsite today. Some of the things we were told verbally and via email has not held true. Some minor changes have been made and the system is back on track and should be done in the near future.
- e. Gate repairs update – Since the last meeting, there have been a few more reports of trouble with the gate software system. We understand that mostly, the issues revolve around remote access at the Perry gate via long distance to cellular phones. As these issues are sporadic in nature the board agreed not to spend any money in repairs or to replace the software.
- f. Gate Fence painting update – The fence at the Perry gate has been painted with a color that was matched by Sherwin Williams. The board approved funding the repainting of the gate and fence
- g. ARC status update – At the last Board meeting, several issues regarding the ARC were discussed. Since then, the volunteer, temporary ARC has approved some projects. Some non compliant issues have been referred and reviewed. Where an infraction has been found, homeowners have been notified through the infraction process per the controlling documents of the HOA. Fines have been imposed in some cases. At this time no further action to be taken on a third party ARC.
- h. Snow Plow Rules – Last year, homeowners shoveling snow into the streets caused some issues. The Board intended to adopt rules and regulations, and a new scope of work to take the community to bid for the 2018 – 2019 season. Russ is going to work with Web on this issue.

#### 4. NEW BUSINESS:

- a. Phase 1 moss – A homeowner that lives next to the pond has requested moss treatment of the lawns. The bid from Jammin' is \$515.00 and is not guaranteed to work. The moss is there due to overwatering, shade, and the nearby pond. This work would be paid for by the Phase 1 homes. All board members agreed not to fund this as only one resident reported this problem and it's outside of the scope of work provided by Jammin.
- b. Bark Bids – WEB Properties received a bid for \$4,623.99 for adding 2" of medium shredded or fresh fines bark to the common area bark beds throughout the HOA from Jammin Landscapes. C&C has provided a bid for \$4,496.16. C&C's bid includes a \$125 weed spray treatment of the beds before bark is applied. All board members approved the bid and asked Eric to contact Jammin to see if they would match the low bid. The board was provided copies of the two bids provided.
- c. Postpone 2019 Seal Coating – The seal coating of the streets is scheduled in 2021, not 2019. This postponement was approved by the board.

- d. Landscaping Issues – Weeds in the streets, sidewalks, and swales have been a problem this spring. We can alter our scope of work to include an additional weed-whip in Mid-May. We would not want to add weed spray at this time as rain eliminates the effectiveness of weed spraying. The board expressed concerns over holding the landscaping company to a higher standard when conditions more flexibility in scope of work. Web to work with our landscaper to make sure they are aware of all hoa common areas and ensure they are properly taken care of.
- e. Listings and Sales Updates – Since May 1 there have been three move ins and two move outs. A detailed report has been provided to the Board.
- f. Board member email addresses - This subject was tabled at the last Board meeting, and the Board has been issued private email addresses since then.

#### 5. Open Forum

Bob Maki stated its been awhile since the gate codes have been changed and he has been seeing a lot of strange cars. Gate codes are all recorded and could be changes when abused. Bob also asked about the appearance of the condemned home and what is being done. The board will check with Jammin to determine costs and how to recover these.

Larry Moran advised a fundraiser at the dinner provided \$1700 for a charity. He also requested being reimbursed for water expenses he provided for a common area next to his residence and this was taken under advisement by the board.

Shirley Labre asked if the board could contact the quarry to let us know when they will be doing blasting and no action taken at this time.

Cheryl Paton raised issues with bark being used in the common area as this is only a temporary fix and maybe we should be using rock instead. Also she advised there were a lot of weeds along the lake and that other plants are dying. Web will check the area to see if Jammin needs to do some weeding.

- 6. Closed Session of the Board
- 7. Adjournment at 8:27 pm