

# WINDERMERE HOMEOWNERS' ASSOCIATION BOARD MEETING

Meeting Minutes

April 16, 2018 / 6:45 pm / Hearth at Windermere

## 1. Homeowner's Open Forum

Two homeowners attended the meeting. First resident and his wife presented with a request to keep lattice work on their deck that affords them privacy. Resident stated lattice was not part of original design approved by the Board; that there are many instances of (unapproved) lattice throughout Windermere. Resident was asked to send approval request to HOA Board for review. Second resident presented asking HOA to assist in eliminating geese from his and neighboring properties. Review of Windermere map indicates pond close to residents' homes is property of Ironwood Golf Course. It was suggested that resident contact Ironwood Golf Course requesting assistance with geese control.

## 2. Call to Order

Don Wyatt called the meeting to order at 7:10 pm. Directors present included:

Don Wyatt – President

Meg Shanley – Secretary

Olga Hunt, Associa Community Manager was also present.

## 3. Secretary's Report

March 2018 Board meeting minutes were reviewed. Minutes approved for posting on Windermere website

## 4. Treasurer's Report

Financial report for March 2018 was available for review and discussed. The Board reviewed current Operating, Reserve, Members Receivables, Prepaid Assessments and Accounts Payable. 2017 and 2018 reserve transfers scheduled.

## 5. Committee Reports

Architecture Review Committee (ARC) – Nothing to report.

## 6. Action Items

\$6000 grant for neighborhood tree planting along town-neighborhood common areas was awarded to Windermere by the Town of Fishers in March. CASI manager and Encore representative to meet April 27, 2018 to discuss scope of

work, specific tree species and planting locations. Species approved in grant must be used in project and include native species.

Windermere irrigation – contract for 2018 approved and signed and includes winterization details to prevent backflow disrepair issues present in 2017. Prior to 2018 irrigation start backflow repairs are needed on two meters and five meters with cradles need to be replaced.

Park Benches and Trash Receptacles – benches and trash receptacles to replace current pieces in need of repair/replacement have been bid out for 11 benches and 6 trash receptacles. Decision for product and installation is pending.

Windermere Pool maintenance - Board received bids to replace the pool heater; decision made to proceed with Pyles Pools for replacement. Pool doors replacement with fiberglass doors approved with project due to be completed by May 15, 2018. Approximately 50 pool chairs have been re-strapped in advance of the pool season. Leaking showers scheduled for repair by May 15, 2018. New signs for pool doors and ropes for shallow and deep ends of the pool to be replaced in time for pool opening.

Windermere Swim and Tennis Club –Pool access key rings (to be scanned by lifeguards) vendor was approved. Tags will be reusable year to year and deactivated at the end of each pool season. Tags will be reactivated with each new season's membership registration. Scanning installation in the works to be ready for pool opening.

Ironwood Golf Course shared pond maintenance – CASI manager and Board member to meet April 23, 2018 with Mark Thompson to discuss issues (geese, vegetation in particular) associated with shared ponds.

Associa contract is due for renewal in July 2018. Board will continue to review Associa/CASI Management agreement; contract agreement remains pending.

## **7. New Business**

CASI to send courtesy letter to new resident regarding plastic swing set installed in yard. Owners may not be aware of stipulations regarding this.

Board approved flowering shrubs (hydrangeas) in place of trees removed in common area near Innisbrooke. Quantity and planting schedule pending.

The Board approved the language for new signs in the park and at basketball and tennis courts areas. Vendor approved.

Windermere neighbors requesting guidance on approved yard light/lamp post style. CASI manager to contact Ferguson showroom to obtain style numbers as close to original as possible. This information will be posted on the Windermere website.

**8. Adjourn**

Next Board of Directors Meeting will be on May 21, 2018 at 6:45 pm at Hearth at Windermere.

Motion was made to adjourn at 8:45 pm; seconded unanimously.

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Approved: Meg Shanley, Secretary  
Windermere Homeowners' Association