

WINDERMERE HOMEOWNERS' ASSOCIATION BOARD MEETING

DRAFT Board Meeting Minutes
April 19, 2021 / 7:00 pm/ Teleconference

1. Call to Order

Don Wyatt called the meeting to order at 7:18 pm following tennis court discussion with Judy Vigus, Homeowner.

Directors present included:

Don Wyatt – President (term 01/01/2021 - 01/01/2023)
Jason Luebke - Member at Large (term 01/01/2021 - 01/01/2023)
Erica Wise – Member at Large (term 11/01/2020 - 01/01/2022)
Greg Estell – Member at Large (term 18/01/2021 - 01/01/2023)
Chad Ertel, Kirkpatrick Management Company (KMC) Community Manager

Directors not present:

Mike Brown - Treasurer (term 01/01/2019 - 01/01/2021)
Tony Scott – Secretary (term 01/01/2020 - 01/01/2022)

Guests: Judy Vigus, Homeowner

1. Judy Vigus -- Tennis Court Concerns:

- A lack of controlled access is leading to several concerns, including:
 - Non-resident play reducing time available for residents to use courts, with risk of generating conflict. This risk might increase as other public courts are closed for repairs over this summer.
 - Individuals are observed using skateboards, bicycles, and dog-walking - all of which lead to court surface damage and increasing HOA repair costs.
 - Signage stating use of facilities is restricted to Windermere residents, and prohibiting bicycles, skateboards seems to be ignored at times.
- A lock with access code has been used in the past to limit access to Windermere residents. Ms. Vigus asked if this might be reinstated.
- Following discussion, members agreed to explore the following options:
 - Use of a coded lock -- this seems to be a simple solution, effective to the extent code is not shared outside neighborhood residents.
 - Additional signage reinforcing resident use only and use of courts for tennis.
 - Neighbors observing non-resident or inappropriate use of courts are encouraged to use the Relay app if they observe situations that cannot be managed directly.
 - Don Wyatt will explore the possibility of extending Metronet service to the pool clubhouse, which would facilitate internet and wifi access needed to support security cameras, keyfob access, and other benefits.

2. Review March 15, 2021 Minutes

- March 15 minutes: Don made a motion for approval as submitted; Erica seconded. Approved unanimously.

3. Treasurer's Report:

- Delinquency Report:
 - Reviewed delinquency report of 4/9/2021 and discussed items. There are only three residences in the collections process without a payment plan, totaling \$2652.
 - 4 residences are in a payment plan, totaling \$1242. All should be current within 2 to 6 months..
- Treasurer's report
 - Financials were not reviewed in detail, beyond a brief discussion of homeowners in arrears on dues. Letters/reminders are going out, with no outside collection in process beyond that noted in Delinquency Report.
- Pool memberships -- Don reported 90 pool memberships sold to date, for approximately \$28,000.

4. Management/Vendor Report:

- **Landscaping**
 - Resident concerns about landscaping conditions have been noted.
 - Late March and early April are understood to be transition times. That said, Chad has addressed the situation with ProCare, asking them to "step it up."
 - Mulch and plantings are not complete in all neighborhoods.
 - "Volcano mulch" around trees was noted as a risk to the health of trees, diminishing HOA landscaping investment and increasing long term costs. Board members expressed the need for past and present over-mulching to be addressed. Chad stated landscapers are aware this is poor practice, and he will direct ProCare to address, starting with prominent center-island and entry trees.
 - Cutting of non-HOA owned grass by ProCare was briefly discussed, noting complaints from one resident, which Chad promptly resolved.
 - Ongoing review of neighborhood maps may reveal other areas that should be managed by property owners, not HOA.
 - Jason will review feasibility of using software tools to easily convert publicly available maps to a format identifying HOA owned parcels.
 - Parkway berm fence damage (south, near Windermere Blvd. intersection). Damaged fence is repaired. Fences on berms are a maintenance challenge, and will be replaced by landscaping (pine trees, etc.) where feasible, in accordance with landscaping plan adopted in 2015.
- **Pool**
 - James Meyer will begin coping repair May 3, and expects to complete that week. Don will update Meyer's work proposal to clarify one year warranty on any repair work done, providing a copy for signature prior to granting property access. Warranty not expected to be a problem, but important to document.
 - AMI is asked to provide a key to pool maintenance building. Chad will follow up..

- AMI proposal for pool/equipment repairs was reviewed, with concern over costs proposed. It was agreed to manage repairs suggested directly, rather than via AMI, with drain covers, pump, and pool lights to be purchased directly.
 - Drain covers are installed during normal opening process by AMI.
 - Pump to be installed by licensed plumber.
 - Pool lights to be installed by licensed electrician, who will also be asked to check facility and equipment electrical systems.
- **Special Projects**
 - Express painting approved for pool house exterior, expected to start first week of May. Erica will review and support color selection -- something more current than current "butterscotch" color.
 - Interior painting of pool walls and floors was reviewed. Action items include
 - Getting quote for new stalls/dividers. Chad will do this.
 - Painting contractors to confirm toilets will be removed for floor painting.
 - Breezeway area floor will be quoted for 2022, and include concession area.
 - No final decision on painting contractor - needs to be confirmed ASAP.
 - Pool awning is out for repair, expected to be available first week of May, per Don.
 - State Farm has not yet sent check for the lights, clean up and turf repair ref: 2020/11 Accident. Chad will continue following up, with threat of legal action if not promptly resolved.
 - Geese removal. Flight Control application made at main pond on Windermere Blvd (near park/pool). Members asked to keep an eye on other ponds for goose activity.
 - Fishers Matching Grant/Governors Lane Entrance Landscaping: Fishers matching grant is approved, with a deadline for completing work. Chad will distribute contractor proposals to Board members in the coming week, with the intention of voting by email.
- **Ponds**
 - Some algae already forming. Water is still in the mid 50's, water needs to be 60 degrees before the copper sulfate is effective.
 - Muskrat control on Woodlands Drive pond needed. Chad believes traps are already set. Will confirm.
 - Golf course pond maintenance managed by Thompson but subject to joint maintenance agreement with HOA: John T. claims this is being worked on. Chad will again request documentation of schedule so Board can advise property owners that maintenance agreement is being followed.
- **Architectural Review**
 - Muirfield Trace/Residence-Common area flooding – Don reviewed site with City of Fishers representatives, and there is a clear concern with flooding (covers sidewalks, mud, possible mosquito issues). There is a nearby beehive that drains to retention pond that is recommended to manage excess flow. A swail or drain tile are likely required to generate drainage. City of Fishers will support cost with a grant covering up to 50% of cost. Don will explore options and bids from three contractors.
- **Violation Log**

- Briefly reviewed. Chad was asked to organize report so length of violation might be more apparent.
- **Maintenance Report**
 - Tennis court nets are installed.
 - Basketball court goals will need repair. It is likely goals will need to be replaced. Given concerns about non-residents playing on basketball courts, it may be worthwhile to consider fencing and controlling access to basketball courts also. quotes for both items to be obtained (ASSIGNED TO ???).
 - Volleyball court/poles also in need of repair. Could this be tied in with basketball court?
 - Playground mulching to be completed in coming week(s). Could be worth considering rubber mulch for future mulching. This would require a one-time removal of bark mulch, and mulch is an immediate need without time for site prep required for rubber mulching.
- **Misc. - N/A**

5. Old Business

- **Solar Panels.** (from March minutes -- no action taken)
 - Mike stated there was a Bill regarding domestic Solar Panels, Chad noted that it has been stalled. Mike will follow up further on any progress.
 - The HOA will need to determine some guidelines in due course for this. Greg suggested that we could engage the Home Owners and request comments to gauge how best to proceed with such guidelines. Greg will reach out to various contacts to find some starting point.
 - Chad is following up with particular homeowner looking at such an installation.

6. New Business

- Tree Replacement, 10625 Glen Cairn Ct. & 10804 Windermere Blvd. -- Not addressed

7. Next Meeting & Adjournment

Next Board of Directors Meeting will be on May 17th, 2021 at 7:00 pm. Unless otherwise noted on the Windermere website, the meeting will be teleconferenced pending COVID-19 situation.

Don adjourned meeting at 8:30 pm.

Approved: Greg Estell, Interim Secretary
Windermere Homeowners' Association