

WINDERMERE HOMEOWNERS ASSOCIATION BOARD MEETING

AUGUST 12, 2011

The Board meeting was held at the Old National Bank Building located at 116th and Cumberland road in Fishers, Indiana. The meeting was called to order at approximately 7:00 pm.

Board members in attendance:

Brad Farrar Sandy Ziraldo
Jeff Tabor Mitch Schneck

CASI Representative in attendance:

Hank Thompson

I. MINUTES FROM JULY, 2011 MEETING

The minutes of the July, 2011 Board meeting were read and approved.

II. E MAIL COMMUNICATION BETWEEN BOARD MEMBERS SINCE OUR LAST MEETING

#1: Lakeside Green walnut tree:

On August 9, 2011, Hank e mailed the Board regarding a Lakeside Green residents request to remove the remains of a walnut tree adjacent to his property that was damaged in a recent storm. The entire tree was not uprooted (per the photographs that Hank included in his e mail), nor does there appear to be any damages to the adjacent fencing. Hank has already had ProCare remove any all debris from the portion of the tree that was damaged downed. Hank had asked the Board to consider, prior to the monthly meeting, the Lakeside Green residents request that the remaining portion of the walnut tree be removed.

See discussion below/New Business.

III. NEW BUSINESS

CASI MANAGEMENT REPORT: Hank Thompson, in anticipation of the month's meeting, distributed the following information to the Board for consideration/discussion:

WHOA, INC.:

1. Proposed agenda/Management Report;
2. Covenant Summary Report (7 pages);
3. Architectural Control Forms (2 pages);
4. Delinquency Summary with Notes Report (9 pages);
5. Delinquency and Prepaid Report (2 pages);

NOTE: Hank requested authority from the Board to write off \$1,779.39 on account number 169-4975 due to bankruptcy and write off \$394.82 on account number 168-6915 due to Sheriff's sale

Discussion: The Board discussed the issue and agreed with Hank these balances were uncollectable. A MOTION to write these balances off was made. The Motion was SECONDED. The MOTION carried unanimously. RESOLVED the two balances referenced above will be written off as bad debts due to their unique circumstances.

6. Windermere Call Log (2 pages);
7. Balance Sheet Report (2 pages);
8. Income Statement Report (4 pages);
9. Check Disbursement Report (2 pages);
10. Account Settlement Report (1 page);
11. General Ledger Report (9 pages);
12. General Ledger Journal Listing (1 page);
13. Daily Cash Receipts Report (1 page);and
14. Accounts Payable Open Items (1 blank page).

WINDERMERE SWIM/TENNIS CLUB:

1. Balance Sheet Report (1 page);
2. Income Statement Report (2 pages);
3. Check Disbursement Report (1 page);
4. General Ledger Report (5 pages);
5. General Ledger Journal Listing (2 pages);and
6. Accounts Payable Open Items (1 blank page).

MAILING TO THE COMMUNITY:

The Board recommends a mailing be sent to the Resident's of Windermere following this month's meeting. The content of the mailing was discussed.

Discussion on the topic of the mailer. The Board would like to reach out to the residents of Windermere, especially since the Windermere Window is no longer being published. Several topics were addressed for the mailer. The topics which will be covered are: (A) Parkway Trees and Common Area trees---responsibility for upkeep and suggestion for upkeep---including trimming; (B) Fall Garage Sale Dates; (C) Website Information; (D) Mailbox upkeep/preferred vendors; (F) ACC Committee Membership; (G) Upcoming annual meeting---Scheduled for October 17, 2011.

CASI, with the assistance of Mitch, will draft a letter for the residents of Windermere. The draft letter is to be sent to the Board members for review before it is sent/mailed out to the residents of Windermere for final approval.

Lakeside Green walnut tree (see above e mail communication):

Discussion: The Board discussed this issue. Hank advised there was a small amount of rot in the center of the tree trunk. Hank recommended it be taken down, and the Board agreed unanimously that the tree be removed---perhaps as part of the overall deal with Trees Unlimited (see below---Landscaping).

Request to post Smoke Free signs for park, pool, tennis court areas:

A resident of Windermere has requested the Board post "Smoke Free" signage in the areas of the park, pool, and tennis court.

Discussion on the topic: While the Board understands the intent and purpose of the request, the Board also believes enforcement of the proposed restriction is virtually impossible. Based upon this, along with the costs associated with preparation/installation, the Board has respectfully denied this request.

Landscaping:

Hank is obtaining estimates for the removal of up to 31 (thirty one) trees and shrubs throughout Windermere proper, including the costs associated with stump grinding. Hank has already received one estimate from Trees Unlimited for \$3,300.00, and is awaiting two (2) additional estimates.

Discussion: The Board believes that the current estimate is reasonable under the circumstances and would prefer to move forward with this project as soon as practical. A MOTION was made to approve funds up to \$3,300.00 for all of the Tree/Shrub removal and necessary stump grinding throughout Windermere proper, and to give Hank authority to move forward with the project after receiving the two additional estimates. The MOTION was SECONDED and APPROVED unanimously. RESOLVED: Hank is give authority to proceed with the project, given a budget of up to \$3,300.00.

Pool landscaping:

Per Hank, many of the overgrown evergreens and berry bushes in the pool area were removed or trimmed, especially at or near the pool entrance, to improve visibility.

Abby Glenn Flier:

Hank reported to the Board that there was a flier entitled "Abbey Glenn Home Owners Bulletin Watch Group Announcement", which included disparaging remarks regarding a Windermere resident or roommate who resided on Abbey Glenn Lane. A copy of the letter was given to each Board member.

Following this flier, a flier was handed out asking the residents to ignore the original flier. A copy of the letter was also given to each Board member.

Discussion on the topic: None. This is not a Board issue.

IV. OLD BUSINESS

POOL HOUSE NEEDS TO BE REPAINTED:

Per Hank, the existing pool house needs some carpentry repair and repainting. CASI has obtained the following estimates---which were provided to the Board:

1. **Hoosier Permanent Coatings:** \$14, 866.00 which takes into consideration a 30% discount and absorption of sales tax. There is also an additional \$750.00 discount available with referral fees of \$250.00 per account sold in Windermere proper. Don Burchette of HPC gave a live presentation to the Board about their services.

2. CertaPro: \$3,9000 plus time and materials for wood replacement.

Discussion of the issue: The Board agrees that HPC appears to be a great quality product, but that the costs are prohibitive at this time. Additionally, the Board feels that it has approved many requested pool upgrades, and is mindful there may be additional pool upgrades needed in the future. A MOTION to engage CertaPro for pool house painting was made and SECONDED. The MOTION carried unanimously. RESOLVED: CertaPro painting will be engaged to perform the painting after the pool closes or before it reopens in the spring of 2012.

ACC COMMITTEE:

Dan Miller has agreed to chair the committee since Mark Frattantino is moving from the neighborhood and Ron Fleming has been unable to remain on the committee. However, Dan is still looking for volunteers to replace Mark, and perhaps, Ron. To date, there have been no volunteers. Once again, Dan is looking to the Board for assistance in recruiting. Ideally, both Dan and the Board believe it would be best to recruit from all neighborhoods within Windermere proper in order to obtain a more diverse Board make-up.

Discussion: Hank advised that there are still no new volunteer yet, but he has recently received a lead on a resident who may be interested in filling the position. Hank will follow up and advise.

Joe Heinzmann, VP, purchase up to 12 portable/reusable signs with a budget of \$500.00:

Last month, Joe Heinzmann was given Board authority to purchase and post temporarily signs at the various entrances/intersections within Windermere proper advising all residents from all neighborhoods to please get involved in the community, specifically the current ACC committee position.

Joe was unable to make the monthly meeting, so this issue was tabled until the September meeting.

CASI WEEKLY AND MONTHLY WINDERMERE INSPECTION:

The issue of recovering damage caused by the offenders was again tabled until next month's Board meeting.

TREE REMOVAL, STUMP GRINDING, AND INSTALATION OF 6-7 FOOT NORWAY SPRUCE:

Hank advised the Board that Pro Care has now completed the removal and replacement.

REPAIRS TO THE JUNIPER BED ON WINDEMERE BLVD:

The junipers have now been replaced.

NEXT MONTH'S BOARD MEETING

The Board scheduled next month's Board meeting for the second Thursday of August, which would be September 8, 2011 at the Old national bank Building beginning at 7:00pm

ADJOURNMENT

This month's Board meeting was adjourned at approximately 8:15pm.

