

WINDERMERE HOMEOWNERS ASSOCIATION BOARD MEETING

August 9, 2012

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 7:08pm.

Board members in attendance:

Mitch Schenck Joe Heinzmann Jeff Tabor Sandy Ziraldo Erik Trella

CASI Representative in attendance:

Hank Thompson

MINUTES FROM MAY 2012 MEETING

The minutes of the July 12, 2012 Board meeting were read and approved as amended.

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

On July 13, 2012, Mitch advised CASI of the Town of Fishers Water emergency. Hank responded, advising that Pro Care would be out on Monday July 16th to shut off the irrigation for the common areas. See below.

On July 22, 2012, the Board received an e mail from a CASI which included a note from a concerned Windermere resident inquiring about the status/ Board's position on caring trees in the common areas. This was a similar concern addressed by another resident in early June, which the Board addressed during the June 2012 meeting and again during the July 12, 2012 Board meeting. See below.

II. 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. Delinquency Summary with Notes Report thru June 12 (20 pages);
3. Covenant Summary Report (7 pages);
4. Architectural Control Forms (2 pages);
5. Windermere Call Log (3 pages);

TOWN OF FISHERS WATERING BAN:

Per Hank, the common area irrigation has been shut off due to the watering ban.

ANNUAL MEETING DATES:

The Board decided to hold the WHOA, Inc. Annual Meeting on Tuesday, October 30, 2012 beginning at 7:00pm. Official notice of the meeting will be timely mailed to the Windermere residents in accord with the bi-laws by CASI.

The Board was asked to contemplate what additional information can be forwarded to the residents of Windermere within this mailing, such as the Board's acknowledgment of the deteriorating Ash trees within Windermere proper and the Boards ongoing efforts to remove and replace them as well as a reminder of the Windermere Homeowners Association web site.

STREET TREES:

Hank advised that he had recently sent out notices to some Windermere residents about trimming their respective street trees and making certain the lower limbs are trimmed to at least seven (7) feet above the sidewalk. Upon visual inspection, Hank reported that many of the residents had recently trimmed their street trees in accommodation of his request.

LANDSCAPING/MOWING:

One of the Board members asked Hank to make inquiry upon Pro Care regarding this seasons mowing. Specifically, Hank was asked if WHOA, Inc could obtain some form of rebate or future discount on Pro Care services since they have not had to mow as often this year due to the drought. Hank advised he would make inquiry and advise the Board at the next Board meeting.

III. OLD BUSINESS

TREE REMOVAL:

It was brought to the Board's attention from a second Windermere resident that several Ash trees in the common areas were continuing to deteriorate, affecting the aesthetic beauty of our neighborhood. At last month's meeting, Hank provided the Board with estimates for removal. At that Board meeting, the estimate from Trees Unlimited for removal of 47 dead trees, one dead wood, and 52 stump grindings for \$7,700.00 was approved.

Hank advised the Board that Trees unlimited will begin this project next Thursday, August 16, 2012. Hank also advised that there may be additional Ash Trees continuing to deteriorate, so the number of trees which may need to be removed (and stumps ground) may increase (i.e. Ash tree in Cumberland Road and Evergreen area). The condition of these additional trees and their possible removal that are in addition to the previous trees identified will need to be addressed at the time Trees Unlimited is in the area. Hank will monitor and advise as needed.

The Board also briefly discussed the freshly cut trees on Olympia Drive. Hank did not believe these trees were part of the Windermere common area, but advised he would check and let the Board know at next month's meeting.

LANDSCAPING AT THE INTERSECTION OF WINDERMERE AND MOLLENKOPF:

Hank advised this landscaping has been ordered, but the landscaping company is waiting for better weather to plant. However, with the current watering and planting ban still in effect, this pre approved expenditure/project may not be able to be completed until next year. This issue will need to be monitored throughout the fall.

FENCING:

THE FOLLOWING DISCUSSION WAS HAD AND HAS BEEN TABLED SINCE THE MAY BOARD MEETING:

Hank obtained estimates for removing/replacing/seeding the fencing line from Heritage Green lots 56-58 (approximately) and Woodlands lots 51-61 (approximately). The estimates are:

ProCare: \$10,149.00, which includes repair and seeding

Awards Fencing: \$1,533.00 IF they install replacement fencing (no seeding and no repair). \$9,453.50 plus tax for new fencing.

Maintenance Fencing: \$4,038.00 for removal and seeding

Hank also provided the following information as 'food for thought' in the fencing conversation:

1. Fence Repair History:

Per Hank, There were six (6) repairs in 2011 and three (3) repairs through April 2012.

The cost history is:

1. 2010: \$4,053.00
2. 2011: \$8,860.00
3. 2012 (THROUGH APRIL): 3,612.00

2. Dues/Reserve history:

YEAR	DUES	RESERVES	TRASH	BEGINNING RESERVE BALANCE
2007	\$310.00	\$2.55	\$107.00	\$214,080.00
2008	\$355.00	\$2.55	\$107.00	\$119,385.00
2009	\$335.00	\$9.00	\$107.00	\$123,954.00
2010	\$320.00	\$24.27	\$120.00	\$109,937.00
2011	\$320.00	\$60.50	\$120.00	\$94,903.00
2012*	\$320.00	\$47.58	\$120.00	\$142,108.00 (\$194,000.00 in May 2012)

**Recommended for 2012: Reserves: \$76.36 with \$123,251.00 as Beginning Reserve Balance*

At the May Board meeting, and again at the June and July Board meetings, the Board discussed the fencing issues. At the May Board meeting, the Board members present were pleasantly surprised by the historical annual costs of fencing repair, which fell below the line item budget of \$10,000.00 annually for years 2010-2012.

Replacement costs have also been discussed. The Board has been contemplating if replacing small sections of fencing such as this would be reasonable on an annual basis, with the Board members in future years determining which section(s) of fencing should be replaced each year. The Board has also had discussions on whether to consider a proposed MOTION to increase the 2013 budget for fencing repairs, ASSUMING it was with a MOTION that retained earnings (monies not used in fencing repairs) fall directly into the reserve funding for future fencing replacement costs. Depending on the financial

situation or WHOA, INC. at the time the budget is addressed. This may be an option to that keeps annual dues stable and funds for future/ongoing fencing replacement/repairs.

Most recently, the issue was again TABLED because the Board was awaiting the estimated costs associated with the Landscaping/Tree removal/Replacement costs.

At this month's meeting, the Board agreed the issue needs to be addressed, specifically the section of fencing which the Board has previously identified at earlier Board meetings. However, with the current pending expenditures for a large number of tree removal/stump grindings ahead of us, and still some uncertainty as to the total costs of the tree project, the Board decided it would be in the best fiduciary interest of the Windermere residents to first conclude the existing tree removal/stump grinding project before addressing and moving forward with removal and replacement of the section of fencing at issue.

FISHERS GRANT PROGRAM FOR TREES---STATUS UPDATE:

Despite repeated efforts, Hank still has had no response to our request. It is the Board's assumption this grant has been postponed or terminated due to the drought/watering/planting restrictions which are still in effect.

IV. NEXT MONTH'S MONTHLY BOARD MEETING NEXT

The Board scheduled next month's Board meeting for the September 13, 2012 at the Old national bank Building beginning at 7:00pm.

ADJOURNMENT

This month's Board meeting was adjourned at approximately 7:50pm.

