

Windermere Homeowners Association
Board Meeting
August 21, 2023 via Zoom teleconferencing

1. Call to Order: Don Wyatt called the Board meeting to order at 7:04 pm. The following were present:

Chad Ertel - Kirkpatrick Management Company (KMC)

HOA Officers:

Don Wyatt - President (term 1/1/2023 - 1/1/2025)

Greg Estell - Vice-President (term 1/1/2023 - 1/1/2025)

Meg Shanley - Treasurer (term 9/17/2022 - 1/1/2024)

Brian Butler - Secretary (term 1/1/2022 - 1/1/2024)

Erica Wise - Member at Large (term 11/1/2022 - 1/1/2024)

Brent Huber - Member at Large (term 1/1/2023 - 1/1/2025)

The following officers were absent:

Jason Luebke - Member at Large (term 1/1/2023 - 1/1/2025)

2. Review/Approval of previous meeting minutes.
July 2023 minutes were reviewed. Motion by Don, seconded by Meg. Motion carried.
3. Treasurer's Report
 - a. Delinquency Report from KMC
 - b. End of 2023 annuals, in court for remainder.
 - c. Demand letters for six delinquencies were sent.
 - d. Two properties on Greenway and one property on Cheswick and Glen Abbey are on payment plans for past due obligations and are current.
 - e. Property on Springston has had a lien filed against it.
4. Management Report
 - a. KMC did a drive around the property with ProCare for property, with 96th and Woodlands and Crosswinds entrances to be quoted based on design.
 - b. Encore will replace arborvitae (waiting for supplier to get a tree), interested in bidding the annual mowing contract.
 - c. Intent is to mark trees for bidding for removal over winter. Chad will start on the RFP for the new contract, distribute to board for review.
 - d. Erica and Meg will work on putting landscape plan together for Mollenkopf Crosswinds entrance. Waiting on final drawing to issue to potential vendor.
 - e. Pool – restroom showers were replaced by Don, need new water heater at bathrooms.
 - f. Bids for pool filters were included – Barton - no bid, Pyle – high, AMI – lowest cost.
 - g. John W. has offered to bring up the issues of sidewalk and pothole repair through the neighborhood.

- h. What is condition of ponds treated on golf course by ASAP Aquatics this year? ASAP is supposed to look at this weekly. Things can happen within a week out there.
- i. Irrigation – Shutdown is going to be completed by current irrigation vendor. Don has sent information to another irrigation contractor to review outstanding issues.
- j. Violations:
 - 1) Muirfield Trace – Fence violation, final letter was sent to homeowner attorney, KMC to follow up on response. Attorney received letter from homeowner Friday. No further information.
 - 2) Bent Tree Lane – Attorney fee invoice has been sent, no response from title company or Opendoor.
 - 3) Lakeland – Received judgement in our favor.
 - 4) Lakeland – Another property added to violation list. Light pole violation from March 2021, other violations (about 15) going back to 2021. Has been ready for legal since 5/2021. Intend for board to review in person and send final letter to homeowner for resolution prior to sending to legal. Installed a fixture, but was wrong one.

5. Old Business

- a. Playground – suggest removal of existing square concrete pad at east edge near large play structure now, ahead of new playground. KMC to get quotes for pad removal.
- b. Need to review pool filter replacement cost and schedule.
- c. Sealcoating - Hasco completed, working on rework out there.
- d. Sports Courts – Meeting with Leslie Coatings took place last week to review the cracks. Do repair work in spring of 2024, with a firm completion date (March 31, 2024 proposed). Motion to stripe second court by Don, second by Erica.
- e. Painting of street poles and bases, received two bids for consideration. Working to confirm schedule (three weeks from start date), removal of accessory signage and warranty. Motion by Don to approve quote from SF Industries, second by Greg to approve bid. Motion approved.
- f. Received bid for new volleyball posts and installation - \$3,535 from CRG. Going to get price from another bidder.
- g. Reserve fund study – Underway, KMC has filled out initial forms – anticipated report in October.
- h. Irrigation startup seems to be stalled out, have not received an update on work to approve for the season from contractor. Board asked for a couple of quotes for a new vendor.
- i. Architectural review process – Process is online form, submit electronically. Committee reviews. Missing information or details that were supposed to be included, such as plot plans, delay review process. HOA will put together a list of common projects with expected items.
- j. Street sign blades – Otto’s vendor bowed out, working on options for this. Going to ask Mailbox Solutions for a quotation.
- k. Trash – Waste Management or Republic are our only choices. Not good feedback on WM. Will need to put together information for bids.
- l. Glenn Abbey pond – HOA letter was distributed to impacted homeowners. One homeowner feedback suggests there is a discrepancy in the situation at the pond / parcel lines. HOA to work to clarify. Five responses suggest they want HOA to continue to

mow. Language suggests property line extends to pond edge, however this may be in conflict with public records. Wait till next month for resolution.

6. New Business

- a. Windermere Pointe home on Windermere Blvd – rotting back deck, non-compliant post light. KMC to review.
- b. Roundabout at Hoosier and 106th – should start soon (before September meeting).
- c. Definition of landscaping responsibility at edge of neighborhood, public boundaries for aesthetics of community. Appears HOA is responsible for landscape maintenance in the easement. HOA to review for confirmation to determine limits of landscaping mowing and tree upkeep.
- d. Tree application through City of Fishers – Don sent a test case in today for review to get clarity and contacts with City for further discussion and neighborhood information for parkway trees.

7. Miscellaneous

- a. Windermere Garage Sales – Fall sale - Friday September 8 and Saturday September 9, 2023.

9. Adjournment - Meeting was adjourned at 8:54 pm. Next Windermere HOA Board meeting will be September 18, 2023 at 7:00 pm via Zoom teleconferencing.

Submitted by Brian Butler
August 21, 2023