

WINDERMERE HOMEOWNERS ASSOCIATION BOARD MEETING

December 8, 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 7:05 pm.

Board members in attendance:

Brad Farrar Joe Heinzmann

Sandy Ziraldo Jeff Tabor

Mitch Schenck Erik Trella (Board Member elect)

CASI Representative in attendance:

Hank Thompson

MINUTES FROM NOVEMBER 2011 MEETING

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

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

On November 10, 2011, Jeff Tabor extended an invitation to Mr. Joe Tierney to attend the December Board meeting to discuss the historical drainage issues within Windermere Proper.

On November 11, 2011, Sandy e mailed Wendy regarding the landscaping lighting at the entrance to Heritage Green which needs adjustment and that many yard lights are also out in Heritage Green area. On this same date, Wendy responded advising:

1. She would speak with their maintenance personnel about the Heritage Green lighting;
2. Suggested we need a new protocol for home examinations/inspections for after 5:00pm (after business hours);
3. Updated on the first insurance claim for the first (original) downed street light which was struck by a hit and run driver has been processed and a check is to be mailed to the Association shortly;
4. Update on second (in time) downed street light also hit by hit and run driver has been initiated; and
5. Provided CASI Management Agreement to all Board members.

On November 29, 2011, Mr. Joe Tierney accepted his invitation to come to the December Board meeting to openly discuss with the Board historic drainage issues within Windermere Proper.

On November 29, 2011, Hank provided the Board members with a residents request to attend the December board meeting to discuss the Architectural Committee process and procedure of obtaining approval. Subsequent to his request, the Home Owner advised he could not attend the December meeting but requested that he be put on the January Board agenda.

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. Balance Sheet Report (2 pages);
3. Income Statement Report (4 pages);
4. Delinquency and Prepaid Report (2 pages);
5. Delinquency Summary with Notes Report (7 pages);
6. Check Disbursement Report (2 pages);
7. Account Settlement Report (1 page);
8. General Ledger Journal Listing (1 page);
9. Daily Cash Receipts report (1 page);
10. Accounts Payable Open Items (1 Blank page);
11. General Ledger Report (11 pages);
12. Covenant Summary Report (8 pages);
13. Architectural Control Forms (2 pages);and
14. Windermere Call Log (2 pages).

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 (4 pages);
5. General Ledger Journal Listing (1 page);and
6. Accounts Payable Open Items (1 blank page).

STROM DRAINAGE STUDY

Mr. Joe Tierney and Camille Meiners, of GRW Engineering Firm, were present for a discussion of the historical drainage problems within Windermere Proper. The Board openly discussed historical issues regarding storm water and drainage within Windermere Proper. GRW will be checking elevations and taking surveys throughout the neighborhood in an effort to make recommendations to the Town of Fishers on how to remedy the situation. This will be a multi step process, which includes finding the problem, developing a solution, engineering a better design, then bidding the project. The estimated time for this project is 12-18 months.

Prior to step one, GRW will announce and hold a public 'town' meeting with any resident of Windermere who desires to be heard on the issue. CASI has agreed to work with GRW to alert Windermere residents of GRW's plan by providing GRW with names and addresses to mailings and will also notify residents via our web page.

LANDSCAPE AND POND CONTRACTS---BUDGET

At last month's meeting, Wendy believed the landscape and ponds contracts for 2012 needed formal approval by the Board. It is the recollection of several Board members that the landscaping contract had been previously approved at last month's Board meeting.

PONDS: It is the recommendation of CASI to stay with ASAP Company for the ponds, including a contractual commitment to treat primrose and cattail control----in lieu paying for those items 'ala carte' because it is less expensive to do it this way. ASAP has treated several ponds in the neighborhood this past year.

DISCUSSION: The Board discussed CASI's recommendation regarding ASAP. Discussion included the their proposed estimate versus the possibility of retaining the services of another pond control company because many of the ponds and their appearances last year did not meet many of the Board's expectation. The Board also discussed the possibility of stocking the ponds with a fish species known as 'grass eating carpe' to assist with weed control in the ponds themselves. A MOTION to accept ASAP Companies estimate for the pond maintenance was made and SECONDED, but no vote was taken. After FURTHER DISCUSSION, a MOTION TO TABLE the issue pending Hank's input on the issues was made and carried unanimously. RESOLVED: The POND issue is TABLED and will be readdressed next Board meeting.

FURTHER DISCUSSION was had with Hank on this tabled issue. It was Hank's strong recommendation to stay with ASAP; His experience shows they do as good a job as anyone with pond maintenance. A SECOND MOTION to accept ASAP bid for pond maintenance was made, along with a MOTION to have them bid for primrose and

cattail control. The MOTION was SECONDED and carried unanimously. RESOLVED, the Board approves ASAP for pond and weed control, including primrose and cattail control for 2012.

GRASS CARPE (WHITE AMUR)

At the Board's request from last month, Hank gathered some information regarding 'Grass Eating Carpe'. The Board wanted to explore with CASI the possibility and costs associated with stocking some or all of the ponds with a new species of fish commonly referred to as 'grass eating carpe' and if this was a viable option to assist in the weed control for next year.

Per hank's thoughts, the Board decided to not stock the ponds with this species at this time, as Hank has not seen much improvement in other communities that use this as weed control. Additionally, adding this species of fish could harm/risk the current health of the ponds and fish currently in then ponds.

III. OLD BUSINESS

CHESWICK LANE

These residents are now on the violation logs and appropriate steps have been taken to notify the Home Owners.

N2 PUBLICATIONS

CASI has not heard anything back from N2 Publications regarding the status of a new directory. CASI will inquire and advise the Board at the January meeting.

GENERAL PAINTING _ FUTURE REFERENCE

It is the strong recommendation of the Board that they consider Hoosier Permanent Coatings to do any future painting in Windermere Proper, including repainting of damages signs or light posts.

POLE LIGHT (#1) ON ISLAND AT INTERSECTION OF WINDERMERE BLVD. AND MUIRFIELD

Hank has advised that an insurance claim has been replaced. An insurance claim has been filed regarding this light pole and is subject to out \$2,500.00 deductible. Payment has been received.

MUIRFIELD LIGHT POLE (#2)

This is a second light pole downed. A police report has been filed and an insurance claim has been submitted. This light pole will be more expensive to replace as the entire base was damaged by the alleged hit and run driver. Replacement through insurance claim is also subject to our \$2,500.00 deductible.

CROSSWINDS AND WINDERMERE BOULEVARD

Hank advised that the dead/dying cotoneaster shrubs at Windermere and Crosswinds have been replaced by Pro Care. It was also noted the variegated ribbon grass may take repeated applications to kill. The Board will address this issue again in the spring and discuss replacement recommendations with Pro Care.

LIGHING OF ALL COMMUNITY MONUMENTS

At last month's meeting the Board requested Hank/CASI to inspect all lighting at all "Community monuments" and make any and all adjustments necessary so the lighting is appropriately lighting the retaining walls/"Community Monuments".

*CROSSWINDS/WINDERMERE BLVD MONUMENT: Hank reported to the Board that there are significant issues with the wiring/electricity to this monument. There is currently insufficient voltage running to this monument causing the wiring to 'short'. This could develop into a larger issue with other wiring/electricity if it is not addressed. Hank will continue to monitor the situation and obtain bids for remedy.

**HERITAGE GREEN MONUMENT: Hank reported he is aware of the lighting issues with the monument and has a crew working on a remedy.

MISCELLANEOUS

The Board members would like to extend a heartfelt 'THANK YOU' to outgoing President Brad Farrar for all of his time and service to the Board and residents of Windermere. He has been a dedicated and respected member of the Board for many years, and served both the Board and residents of Windermere well. We wish Brad (and his family, including the most recent addition) all the best. THANK YOU BRAD!

IV. MONTH'S MONTHLY BOARD MEETING NEXT

The Board scheduled next month's Board meeting for the second Thursday of December, which would be January 12, 2012, at the Old national bank Building beginning at 7:00pm

ADJOURNMENT

This month's Board meeting was adjourned at approximately 8:30 pm.

