

## WINDERMERE HOMEOWNERS ASSOCIATION BOARD MEETING

December 29, 2014

The Board meeting was held at the Old National Bank Building at 116<sup>th</sup> and Cumberland in Fishers, Indiana. The meeting was called to order at approximately 7:01 pm.

Board members in attendance:

Jeff Tabor      Tom Rosta      Robert Orr      Eric Saple      Mike Shanley

CASI Representatives in attendance:

Hank Thompson      Dana Stout

Newly elected Board members in attendance:

Tim Rauschenbach      Rob Newton

### **I. NEW BUSINESS**

MINUTES FROM NOVEMBER MEETING:      The minutes from the November 2014 meeting were reviewed and approved unanimously.

FENCING ISSUES:      The Board was presented with legal opinions regarding a homeowner's issues surrounding the placement of his fence on his property and the issues with proper disclosure to the Architectural Committee.

***DISCUSSIONS: The Board reviewed the legal opinions provided by counsel for the Board as to the facts of the matter, legal opinions and applicable Indiana law, and suggestions as to proper manners in which to address the matter. Several options were explored by the Board. After discussions, a MOTION was made to have legal counsel for the Board send correspondence to counsel for the homeowner regarding further options. The MOTION was SECONDED. The MOTION was approved unanimously with one abstention.***

NEW WEBSITE:      The Board discussed the status of the new HOA website and the proper channels for any concerns voiced by homeowners in the subdivision on the website. Due to the semi-retirement of Hank Thompson, it was discussed and agreed that the default contact on the website (in addition to several members of the Board) should be the new CASI representation, Dana Stout.

***DISCUSSIONS: The Board expressed their deepest thanks to Hank Thompson for his tireless efforts and work as to our subdivision and our thanks that there is an easy transition to Dana Stout as the new CASI representative..***

CASI MANAGEMENT REPORT: Hank Thompson and Dana Stout, 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;
3. Covenant Summary Report;
4. Architectural Control Forms;
5. Windermere Call Log;
6. Delinquent and Prepaid Report;
7. Check Disbursement Report;
8. Account Settlement Report.

CALL/E-MAIL LOG:

The Board reviewed the number of calls and e-mails from homeowners to CASI (60 over the past month regarding a number of issues) and reiterated the importance of Hank/Dana and CASI to respond in a timely manner and to make the transition from Hank to Dana an easy and tireless one. The Board reviewed the responses and determined that CASI had properly responded to the concerns.

**II. OLD BUSINESS**

SPRING AND FALL FLOWERS:

The Board was presented with numerous price quotes from ProCare regarding placement, care, and maintenance of spring and fall flowers at numerous entrances versus costs of placement, care, and maintenance at all of the entrances. The costs of placing the flowers at several of the entrances but not all would be \$2730 for spring placement and \$1788 for fall placement. At all entrances, the costs would be \$5986 for the spring and \$3973 for the fall.

***DISCUSSIONS: The Board discussed the importance of making certain that all entrances looked appropriate and welcoming/warming for all possible individuals who are homeowners as well as possible homeowners. Thus, a MOTION was made to approve the costs of placement, care, and maintenance of spring and fall flowers at ALL entrances of Windermere. The MOTION was seconded and carried unanimously.***

IRRIGATION REPAIRS:

The Board was presented with costs associated with repairs to the irrigation systems and common areas due to damages from snow plows in the winter. CASI advised that other subdivisions have utilized "snow stakes" which show the drivers of the snow plows the location of the common areas to prevent the damages for future use.

**DISCUSSIONS:** *CASI advised that the costs associated with placing the stakes at all common areas throughout the subdivision would be a total of approximately \$500-600. The Board discussed the pros and cons of the stakes. A MOTION was made to approve the costs of placement of the snow stakes. The MOTION was SECONDED and carried unanimously.*

POSSIBLE MEMORIAL FOR KIM FAMILY:

The Board discussed the present memorial in place for the Kim family regarding the tragedy which occurred in early November. Numerous discussions were had regarding removal or replacement of the present memorial and possible permanent memorials that could be placed at the present location. However, further discussions also were had regarding any possible ramifications to the Kim family, and thus the issue was TABLED pending discussions with the family on whether such a permanent memorial is appropriate.

CAULKING AT POOL:

The Board was presented with several quotes regarding the need for self-leveling caulk between the coping and the pool deck.

**DISCUSSIONS:** *The Board was presented with quotes from Pyles for \$3400 and Asocia for \$3437.50. The pros and cons of each quote were debated. A MOTION was made to accept the quote from Pyles for the work to be performed in the spring. The MOTION was SECONDED and carried unanimously.*

**III. NEXT MONTH'S MONTHLY BOARD MEETING**

The next Board meeting will be held on January 19, 2015 at the Old National Bank Building at 7:00 p.m.

ADJOURNMENT

This month's Board meeting was adjourned at approximately 8:37 pm.