

WINDERMERE HOMEOWNERS ASSOCIATION BOARD MEETING

February 20 , 2012

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

Board members in attendance:

Mitch Schenck Jeff Tabor

Erik Saple Dan Miller

Eric Trella

CASI Representative in attendance:

Hank Thompson

Clearwater Pools Representative:

James Lee

MINUTES FROM FEB 2013 MEETING

The minutes of the January 8, 2013 Board meeting were read and approved.

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

None this period

II. NEW BUSINESS

Clearwater Pools: James Lee presented recommendations for Pool Operations and Maintenance for upcoming Pool season, and provided rationale for changes in Clearwater Pools costs for contract renewal. Also, provided support on proposal to allow non-resident Swim Team member families to join the Windermere Pool. A complete report of recommendations was reviewed, with copy of recommendations provided to CASI Management. Clear water pools agreed to check with "The Legends" to evaluate whether pool furniture might be purchased for Windermere pool.

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. Architectural Log

Windermere Financial Statement

1. Income Statement (4 pages);
2. Balance Sheet Report (2 pages);
3. General Ledger (12 pages);
4. Delinquency and Prepaid Report (6 pages);
5. Delinquency Summary Report (13 pages);
6. Check Disbursement Report (3 pages);
7. Account Payables (no open items, 1 page);
8. Account Settlement Report (1 page);
9. General Ledger Journal Listing (1 page);
10. Daily Cash Receipts (11pages); and
11. Bank Reconciliation Report (1page)

WINDERMERE SWIM AND TENNIS CLUB:

1. Income Statement Report (1 page);
2. Balance Sheet Report (1 page);
3. General Ledger Report (3 pages);
4. Check Disbursement Report (1page)
5. General Ledger Journal (1 page); and
6. Bank Reconciliation Report (1 page)

Pool and Pool Contact and Review

The board reviewed the Clearwater Pool Proposal for 2013 and agreed that the quality and level of services warranted contract renewal for the Clearwater pool contract.

- Motion passed to renew Clearwater Pool Contract
- The board approved raising the minimum age for an unaccompanied person to 12 years of age
- CASI authorized to install new padlock on snack bar with limited key distribution
- CASI requested to get additional bids for painting the pool rest rooms
- The board approved non-resident team member's families to be allowed to join the Windermere pool with a \$25 surcharge
- The board approved keeping the pool membership rates at 2012 levels, reducing guest passes to \$5, and to include 10 guest passes with each membership paid by April 30th. After April 30th, 5 guest passes will be included. The board agreed that Clearwater

Pools will retain guest fees (\$5/day) as consideration for increased chemical and maintenance with additional usage by guests.

New Business

The following items were discussed and noted actions taken:

- The board denied the request for a variance from the allowed 4" fence height for lot HG23
- The board reviewed the request from Fox Run to replace a common fence (6') located between Fox Run and Woods Edge Drive. The Board directed CASI to request the homeowner obtain written confirmation from neighboring Woods Edge Lots (14-18) that they have no objection. Final resolution not determined
- CASI agreed to evaluate the fence between Crosswinds and Glen Abbey for repair/replacement.
- The board set dates for 2013 Garage Sales. Approved dates: May 10-11 and September 20-21. Notice of dates to be included with pool packets.
- CASI agreed to email the board the Symposium information.
- The board approved TEAM WITSKEN to offer tennis clinic program on the same schedule as past years.
- Board approved write off of bad debt expense related to homeowner bankruptcy (\$1,074.00); Homeowner T. Moritz - 14171 Balroyal Court.

III. OLD BUSINESS

- CASI has submitted applications for a Fishers neighborhood grant for 2013 for the fence replacement on 106th St using standard shadowbox as replacement at a total cost of \$20,830 and for a tree grant for replacements along 96th Street for a total cost of \$2,980.

IV. NEXT MONTH'S BOARD MEETING NEXT

The Board scheduled next month's Board meeting for March 14, 2013 at the Old national bank Building beginning at 7:00pm

ADJOURNMENT

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