

WINDERMERE HOMEOWNERS ASSOCIATION BOARD MEETING

February 11, 2014

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 7:02 pm.

Board members in attendance:

Jeff Tabor Tom Rosta Robert Orr Eric Saple

CASI Representative in attendance:

Hank Thompson

MINUTES FROM January 2014 MEETING

The minutes from the January 2014 meeting were reviewed and accepted by the Board members.

I. 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;
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;

CONSIDERATION OF POOL MAINTENANCE QUOTES:

John Pyle from Pyle's Pools was in attendance at the meeting and he described the quote (further outlined below) that he provided to the Management Company for maintenance and services of the Windermere pool. He described that the quote included everything from 2 full-time lifeguards, a pool monitor, testing and treatment of the chemicals in the pool, insurance coverages, etc. He advised that Pyle's Pools handles service and maintenance for 98 facilities in the Indianapolis area, and staffing

will never be an issue at Windermere. He advised that Pyle's is well-versed in numerous check-in/check-out procedures. There were discussions as to extra hours at the pool for when the kids return to school in August and September. Further, John discussed the recommendation that the pool heater be upgraded to the 724,000 BTU unit, as that would be the lowest heater he would recommend for a pool of Windermere's size. He stated that the existing heater was experiencing significant issues because of its age and the fact that it needed to be running constantly as it was a smaller unit. He advised that if his quote was accepted, he would want to review the pool in mid-March to check the pipes, coping, etc., as his goal would be to have the pool ready for use after May 15, 2014.

The quotes that had been provided to CASI were as follows:

	<u>Mgmt Quote</u>	<u>Heater Quote</u>
Pyle's Pools	\$48,106	\$5,438 (for 400,000 BTU unit)
Pyle's Pools	\$48,106	\$10,135 (for 724,000 BTU unit)
IPM	\$39,753	\$3,778 (for 400,000 BTU unit)
Clearwater	\$60,780	none quoted

DISCUSSION: The Board discussed the issue at length, including discussions with Hank Thompson as to the presentation from John Pyle, and the recommendation from Hank Thompson as to using Pyle's Pools based on prior relationships and excellent results from Pyle's Pools. Based on the lengthy discussions and considerations of all quotes and factors, A MOTION was made to accept the quote from Pyle's Pools for the management costs along with installation of the 724,000 BTU unit heater and SECONDED. Said MOTION was approved and carried unanimously. RESOLVED: Pyle's Pools shall maintain and service the Windermere Pool for 2014 and install the 724,000 BTU heater unit based on the quotes presented to CASI.

SPEED LIMITS:

Based on a concern addressed by a homeowner in Windermere, the Board discussed further placement of speed limit signs throughout the subdivision, and what the proper speed limit should be within the subdivision.

DISCUSSION: The Board discussed and addressed the issue and determined that this issue needed to be addressed with the City of Fishers. Thus, the issue was TABLED until further information could be obtained from the City.

SNOW REMOVAL:

Several homeowners brought forth issues or complaints as to the manner in which the subdivision and/or certain areas of the subdivision had been plowed given the extremely unusual amount of snowfall during the winter months. There were several complaints about plowing at the 4 “eyebrows” located throughout the subdivision, as well as issues with sidewalks and bus stop areas having extensive amounts of snow in those locations.

DISCUSSION: The Board discussed the issues of snow removal, and Hank Thompson advised that CASI had hired individuals to plow the eyebrows during the winter. The methods of snow removal were discussed and the issue was TABLED.

POTENTIAL STOP SIGNS AT WINDERMERE BOULEVARD AND GOVERNORS LANE:

A homeowner expressed concern over traffic at the intersection of Windermere Boulevard and Governors Lane, particularly due to the number of school children who traverse this area for bus service, and inquired about placement of additional stop signs for Windermere Boulevard at this location.

DISCUSSION: The Board addressed the issues and Hank Thompson advised that any additional stop signs would need the City of Fishers’ permission and a study would need to be performed as to the viability of stop signs at that location. At the present time, and pending further action by the City of Fishers, the Board found that additional stop signs at this location were not feasible given the traffic flow at that location. The issue was thus TABLED and will be re-addressed in the event the City of Fishers performs a study and if the problems at that location continue.

TENNIS CLINICS:

Team Whitsken has requested permission to conduct children’s tennis clinics on the Windermere tennis courts Monday/Wednesday/Friday between the hours of 9:00 a.m.-11:30 a.m. and they have advised that they will pay 10% of their profits. The Board discussed that as has been the case over the past 3-4 years, if a Windermere resident wishes to use a tennis court during those times, one of the courts would open up for use by the resident(s).

DISCUSSION: A MOTION was made to permit Team Whitsken to utilize the tennis courts on M/W/F between the hours of 9:00 a.m.-11:30 a.m. for conducting children’s tennis clinics. The Motion was SECONDED and approved and carried unanimously. RESOLVED: Team Whitsken shall be allowed to conduct the tennis clinics as outlined above.

GARAGE SALE DATES:

The Board discussed the available dates in 2014 to hold the two Garage Sale weekends. Based on review of the calendar, the dates of May 9-10, 2014 and September 19-20, 2014 were selected. The Board also addressed that the garage sale signs need to be posted in a timely manner to advise residents and non-residents of the dates for the garage sales.

DISCUSSIONS: A MOTION was made to hold the two garage sale weekends in Windermere on May 9-10, 2014 and September 19-20, 2014, respectively. The Motion was SECONDED and carried and approved unanimously by the Board. RESOLVED: The two Garage Sale weekends in Windermere shall be held on May 9-10, 2014 and September 19-20, 2014.

NEWSLETTER:

The Board discussed the importance of attempting to get as much information as possible about subdivision events and other happenings in the area to the residents in the most cost-efficient and reliable manner. Numerous discussions were held about the status of the websites, mass mailings, and asking residents for their contact information so information could be sent in the best manner to keep residents updated and knowledgeable about events, issues, etc. The Board discussed the viability of a newsletter that would be sent to all residents, which would include information on garage sale dates, status of the websites, information about the pool, and a protocol for specific issues to be addressed to CASI/management company.

DISCUSSIONS: The Board discussed these issues and determined that the issue would be TABLED until drafts of the possible newsletter could be distributed to the Board and proper protocols could be drafted by Hank Thompson as to contacting CASI/management company with specific issues or concerns.

II. OLD BUSINESS

VIOLATION LOG:

Hank provided the Board with the latest violation log, and the Board again discussed the concerns voiced by many homeowners at the Annual Meeting, specifically with regard to what legally can be done if a homeowner has a dead ash tree on their property that they refuse to remove or replace. The Board reviewed the legal opinion letter that had been provided by outside counsel, and the Board believed that the opinion provided a conservative interpretation, including the discussion that action by the Board may be allowed by the Windermere covenants, but the Board is not empowered to take specific actions and the Board would not be protected against possible legal action by homeowners.

DISCUSSIONS. The matter was TABLED pending further discussions with the attorney and other possible actions or recommendations as to the course of action that could be taken.

III. NEXT MONTH'S MONTHLY BOARD MEETING NEXT

The Board scheduled next month's Board meeting for March 20, 2014 at the Old National Bank Building beginning at 7:00pm.

ADJOURNMENT

This month's Board meeting was adjourned at approximately 8:28 pm.