

WINDERMERE HOMEOWNERS ASSOCIATION BOARD MEETING

February 9, 2015

The Board meeting was held at a Old National Bank at 116th and Cumberland Road in Fishers, IN. The meeting was called to order at approximately 7:08 pm.

Board members in attendance:

Tom Rosta Robert Orr Tim Rauschenbach Mike Shanley

CASI Representative in attendance:

Dana Stout

I. NEW BUSINESS

FENCING CONCERNS: Common Area Fence replacement throughout the community was discussed and it was decided that together Dana Stout and Robert Orr will walk and select the proper sections to replace.

DISCUSSIONS: The board discussed the importance of continuing on the plan of getting all common fence replaced and to continue to utilize the new steel post construction to further extend the life of the fences.

POOL CONCERNS: The board approved the replacement of the Pool Canopy by Cool Planet Awning.

DISCUSSIONS: *The board further discussed the pool membership fees and whether or not to increase them. It was further discussed to find ways to create more pool income, so the HOA would not have to continue to subsidize them at all.*

LANDSCAPING: The issue of tree removal on easements in Glenn Abbey Village has become an issue as there is a homeowner who feels the HOA should cover the cost. The board tasked the community manager with hiring an arborist to put together a long term tree replacement plan anticipating future tree loss and the needs of maintaining the proper canopy.

DISCUSSIONS: *The board agreed to meet with the homeowner and the manager to explain the covenants and responsibilities of the homeowners.*

LIGHTING ISSUES: There are currently no light issues that are not being addressed.

DISCUSSIONS: *The board tasked the manager with having Luminaire repair a leaning light pole on Windermere Blvd.*

CRITICAL REPAIRS NEEDED: The board president brought the concern of the monuments to the board's attention.

DISCUSSIONS: The board tasked the community manager with seeking estimates to first address the issue at Windermere Blvd and Crosswinds Blvd. After such repair the board asked that a plan be put into place to review and make a long term plan to all of the arches or monuments by the signs.

COMMUNITY YARD SALE: The spring community sale date was set for May 29th and 30th and the Fall sale will be held on September 11th and 12th.

CASI MANAGEMENT REPORT: 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. The Board reviewed the responses and determined that CASI had properly responded to the concerns.

II. OLD BUSINESS

Fence concerns- The homeowner fence issue has not been resolved, the community manager will reach out to see if a solution can be reached.

Memorial Concerns- Two board members, Tim and Robert will go visit with the Kim family to ask what the family's desire is regarding the memorial at the park.

III. NEXT MONTH'S MONTHLY BOARD MEETING

The next Board meeting will be held on March 9th, 2015 at TBD at 7:00 p.m.

ADJOURNMENT

This month's Board meeting was adjourned at approximately 8:53 pm.