

WINDERMERE HOMEOWNERS ASSOCIATION BOARD MEETING

Regular Board Meeting Minutes

February 13th, 2017 | 6:45 p.m. | Hearth at Windermere

1. Homeowner's Open Forum

Nathan Rues followed up on his presentation at the 2016 Windermere HOA meeting. At that time he discussed land management techniques around our drainage ponds to help: but down on soil erosion, manage pest wildlife, mitigate fertilizer entry into the water supply, and help reduce long term landscaping costs. He also reviewed some options to trial starting the program and discussed some opportunities that are available to help fund this plan.

2. Call to Order

President Don Wyatt called the meeting to order at 7:25 a.m. A quorum of directors was established.

Directors present:

Don Wyatt	President
Jim Wilson	Vice President
Rob Newton	Secretary
Kelly Arvin	Treasurer
Brian Dell	Member at Large

Community Manager, Dana Stout, was also present.

3. Secretary's Report

No minutes available from the previous meeting. These will be approved via email and posted after approval.

4. Treasurer's Report

The financial report for January 31st, 2017 was presented to the Directors. As per routine meetings, the Board reviewed the current Operating, Reserve, Members Receivable, Prepaid Assessments, and Accounts Payable.

5. Management Report

6. Action Items

Pool Payment Options

The Board reviewed the feasibility of using 'Square' or 'Paypal' as a payment options for guests visiting the pool. After some discussion, a motion was made to offer the use of Paypal for payment at the Windermere pool. Seconded and carried unanimously.

7. Committee Reports

Community Events Committee

Given the increasing interest in having more community events, the Board established a Community Events Committee to help manage these affairs. The Board created, reviewed, and all directors signed resolution 17-0213 which establishes the necessary rules and regulations for this committee.

Garage Sale

Dates for the Windermere garage sale will be April 28th/29th and September 8th/9th.

8. Old Business

None

9. New Business

Pool Matter

The Board reviewed previous years General Operating Expense reports, membership fees, hours of operation, and various other customer service related issues. The Board is interested in improving pool revenues, while at the same time, improving homeowner satisfaction. In addition, the Board reviewed homeowner feedback from a recent survey. The Board appreciates any and all input offered from our residents. In response to some of the survey suggestions, the Board may consider altering the hours of operations to better meet homeowner demand, offer a variety of different membership options, is also exploring other options such as offering free Wi-Fi. Regarding the pool hours, a pending motion was made to change the pool hours to: M-Th 1 PM – 9 PM, Fri- Sat 11 AM – 10 PM, and Sunday 12 PM to 7 PM. The motion was seconded and carried unanimously, but is dependent upon approval by Pyles Pool Management. Homeowners can also plan on seeing a \$25 reduction in the membership fees. The same will apply for Senior memberships.

Pond Management

See 'Homeowner Open Forum' above. There was discussion on the benefits of promoting native plant growth around our ponds and the potential for longer term cost savings, as well as other benefits. The Board was also aware of the opportunity to solicit matching funds from a division of the Hamilton County local government. Therefore, a motion was made to approve \$1,000 in funding to trial planting native plants along a few select shorelines of certain retention ponds in our neighborhood. Seconded, and carried unanimously. The first trial will be in a common area and will not directly involve any homeowner's property.

10. Next Meeting

The next regular board meeting will be on March 13th, 2017 at 7:00 p.m. at The Hearth at Windermere.

11. Adjourn

A motion was made to adjourn the meeting at 9:38 PM. Seconded, carried unanimously.

Approved: Rob Newton, Secretary
Windermere Homeowner's Association