

WINDERMERE HOMEOWNERS' ASSOCIATION BOARD MEETING

DRAFT Board Meeting Minutes

February 21, 2022 / 7:00 pm / via Zoom online meeting

1. Call to Order

Don Wyatt called the meeting to order at 7:04 pm.

Directors present included:

Don Wyatt – President (term 01/01/2021 - 01/01/2023)

Jason Luebke - Member at Large (term 01/01/2021 - 01/01/2023)

Erica Wise – Member at Large (term 11/01/2022 - 01/01/2024)

Greg Estell – Member at Large (term 18/01/2021 - 01/01/2023)

Brian Butler – Secretary (term 01/01/2022 – 01/01/2024)

Chad Ertel, Kirkpatrick Management Company (KMC) Community Manager

Directors not present: Mike Brown - Treasurer (term 01/01/2021 - 01/01/2023)

2. Review January Minutes

- Erica Wise renewed (term 1/01/2022 - 01/01/2024) - corrected

3. Treasurer's Report:

- Delinquency Report: Reviewed delinquency report – 78 delinquent accounts for 2022 dues as of 2/21. Amount similar to past years.

4. Management/Vendor Report:

- **Dead tree removal from HOA property/public areas**
 - Reviewed issues with tree removal work completed and bid specs
- **Pool**
 - Board reviewed AMI contract – approved 1 year contract. \$63K up from \$55K.
- **Windermere Dolphins Swim Team**
 - June 3rd – mock meet, June 9, 14, 21, and 23 home meets – closes at 5pm for the meets – approved – same rules as last year
- **Pool House Bathroom Renovation**
 - Board to review quotations
 - Board to discuss further prior to awarding any contracts, item tabled for now.
- **Pickleball/Tennis court surfaces**
 - Two vendors (Ricks and Leslie) have quoted crack repair and painting, including addition of pickleball lines on one tennis court (creating two pickleball surfaces), in a different color.
 - Plan is to color match existing surface. Neither suggested full court re-sealing.

- Basketball court was not included in quotation. Board asked that basketball court repair and painting be quoted from each contractor, with decision to be made in March.
- **Neighborhood Entrances – Glenn Abbey/Crosswinds & Windermere Blvd.**
 - 22 total lights at this location – Approved motion to replace using previous vendor.
- **Pond Treatments**
 - Contractor bids reviewed, and ASAP Aquatic proposal for a three (3) year contract was approved.
- **Pool Fencing & Concrete Pad**
 - Replacement of chain link fence was discussed, along with expanding the concrete pad around certain areas of the pool.
 - It was generally agreed fencing should be replaced with fence materials more consistent with neighborhood architectural standards.
 - Board will review needs and define scope, with project expected to take place in 2023.
- **Pool lounge chair repairs**
 - Assuming approximately 12 – 24 chairs need restrapped or replaced. Need to get a count and pricing for strap replacement prior to pool opening.

5. New Business

- **Woodlands and 96th Street Entrance Beautification**
 - Landscaping and lighting at 96th street and Woodlands entrance have not been improved, and should be eligible for Fishers matching grant program.
 - Jason and Erica will review and determine if it's feasible to submit grant application before City of Fishers deadline.
- **Street signage issues**
 - Need new signs at Woodmont and Crosswinds, along with Parkway Drive and Windermere Blvd. (foundation doesn't need replacement)
 - Ottos did signage replacement at Villas previously (also I4 Designs is another potential vendor)
 - Have paint spalling / peeling issues in many locations. Should we do an inventory to determine extent? Maybe there is a contractor that can use a portable sandblaster then prime paint in place.
- **Playground equipment condition**
 - Expanded metal is failing at triangular sections, work to determine replacement options (should be replaceable)
- **Street lighting replacements**
 - Will purchase 4 new heads and poles (3 are accounted for needing to be installed)
 - New damaged pole has police report available to try to recoup costs
- **Annual neighborhood garage sales**
 - May 13 / 14 and September 9 / 10 for spring and fall dates

6. Next Meeting & Adjournment

Next Board of Directors Meeting will be Monday, March 21, 2022 at 7:00 pm. Unless otherwise noted on the Windermere website, the meeting will be teleconferenced pending COVID-19 situation.

Meeting adjourned meeting at 8:08 pm.

Submitted: Brian Butler, Secretary
Windermere Homeowners' Association