

Windermere Homeowners Association
Board Meeting
February 20, 2023 via Zoom teleconferencing

1. New homeowner, Ryan Jenkins attended this meeting in order to learn of the WHOA/ARC application and approval process for repairs/modifications/additions/changes to his home.
2. Call to Order - Don Wyatt called the Board meeting to order at 7:14 pm. The following were present:

Chad Ertel - Kirkpatrick Management Company (KMC)

Don Wyatt - President (term 1/1/2023 - 1/1/2025)

Meg Shanley - Treasurer (term 9/17/2022 - 1/1/2024)

Jason Luebke - Member at Large (term 1/1/2023 - 1/1/2025)

Erica Wise - Member at Large (term 11/1/2022 - 1/1/2024)

Brent Huber - Member at Large (term 1/1/2023 - 1/1/2025)

Absent Board members were:

Greg Estell - Vice-President (term 1/1/2023 - 1/1/2025)

Brian Butler - Secretary (term 1/1/2022 - 1/1/2024)

3. Review/Approval of January Board meeting minutes
January meeting minutes were reviewed. Motion made by Don Wyatt to approve; second by Erica Wise. Motion carried.
4. Treasurer's Report
Delinquency Report - KMC to investigate collections eligibility for property on Lakeland Drive with KMC accounts payable. Two properties on Greenway and one property on Cheswick and Glen Abbey are on payment plans for past due obligations and are current. Property on Springston has had a lien filed against it.
5. Management Report
 - Independent Village has agree to replace evergreen tree by park parking lot.
 - Last reserve study was done for Windermere in 2010. Expense for new one is higher. This was tabled for discussion at March 2023 meeting.
 - Violations:
 - a. Muirfield Trace - homeowner not responsive to mediation agreement. Board directed KMC to send a letter to this homeowner reminding him of this agreement before contacting attorney for next steps.
 - b. Lakeland - homeowner not responsive to HOA communication. Next step is to file a complaint with the County; Board to sign complaint.
 - c. Crosswinds - second letter regarding yard light ready to be sent if needed. House to be repainted by May 1, 2023; paint colors already approved by ARC.

6. Old Business

- a. Playground - no updates. Survey closed January 25, 2023.
- b. Pool Plaster - Barton's to begin plaster demolition in the next few weeks; project to be completed by last week in April 2023. Board to speak with Swim Team regarding preference in steps tile color (black vs dark blue).
- c. Sealcoating - Hasco contract was signed this date. Work on park parking lot to begin in April. Hasco will give the Board a targeted start date in order that the homeowners can be notified (via Windermere website).
- d. Sports Courts - the Board reviewed the proposal from Leslie Coatings to repair the cracks in the basketball and tennis courts that appeared shortly after Leslie's initial work. The Board believes that Leslie's should fix these cracks based on their original agreement and quote. KMC to follow up with Leslie's.
- e. Ponds/Skunks - received a bid/quote for review from Rusty's for geese control at ponds. KMC to contact Morlack for muskrat control and will explore skunk control options for the year. Board members agreed that chunk control will be limited to common areas.

7. New Business

- a. Pool management - Aquatic Management of Indianapolis bid for 2023 pool season to be reviewed and approved by the Board no later than February 24, 2023.
- b. Pool chemical dosing system - Board was presented with the idea of an electronic dosing system for the pool. System provides electronic alerts when chemical levels are out of balance; 4K cost. Don made motion to move ahead with system installation; second by Meg Shanley; motion carried. Internet costs associated with the system are approximately 50.00/month.

8. Miscellaneous

- a. WHOA Bank Accounts - KMC presented different options to increase rates of return on HOA bank accounts. Board to discuss further at March 2023 meeting.
- b. KMC located a company to paint street sign posts; will contact them for estimate.
- c. Discussed the need to locate a vendor/supplier of replacement finials for Windermere street sign posts. Previous vendor out of business.
- d. Windermere Garage Sales - Friday May 12 and Saturday May 13, 2023 and Friday September 8 and Saturday September 9, 2023.
- e. Discussed need for cameras at pool, tennis and basketball courts. Discussion will continue regarding best equipment/carrier options from a cost and quality perspective.
- f. Tree violations - letters to be sent soon to take advantage of spring planting/transplanting season.

g. Neighborhood repaving - neighborhood has been spot patched. Question when entire neighborhood might be repaved. Discussed contacting our district councilman for information as a Board member thought repaving was to be done every 10 years.

9. Adjournment - Meeting was adjourned at 8:27 pm. Next Windermere HOA Board meeting will be March 20, 2023 at 7:00 pm via Zoom teleconferencing.

Submitted by Meg Shanley
February 21, 2023