

WINDERMERE HOMEOWNERS' ASSOCIATION BOARD MEETING

Board Meeting Minutes

January 18, 2021 / 7:00 pm / Teleconference

1. Call to Order

Don Wyatt called the meeting to order at 7:03pm.

Directors present included:

Don Wyatt – President (term 1/1/2019 - 1/1/2021)

Jason Luebke - Member at Large (term 1/1/2019 - 1/1/2021)

Erica Wise – Member at Large (term 11/01/2020 - 1/1/2022)

Tony Scott – Secretary (term 1/1/2020 - 1/1/2022)

Chad Ertel, Kirkpatrick Management Company (KMC) Community Manager

Absent members were: Mike Brown - Treasurer (term 1/1/2019 - 1/1/2021)

1. Motions:

- Don proposed bringing Greg Estell on board as Member at Large; Jason seconded and unanimously carried.
- Election of Officers:
 - Jason – Agreed to 2-year extension in current position.
 - Mike –
 - Don – Agreed to 2-year extension in current position.

2. Review December 2020 Minutes

- Dec 21st Minutes: Don motioned; Erica seconded & approved by all. One amendment completed.

3. Financials:

- Delinquency Report:
 - Reviewed Chads report and discussed.
- Treasurer's report
 - Review of financials year end 2012, overall were very good with a couple of overages that were accounted for by additional requirements, e.g., lighting etc.
 - Discussion concerning tracking utility bills through the year.
 - All 2021 repos costs will be taken care of by KMC.
 - Citizens changed the bill from \$12,204 to \$35. They have issued a refund check.

4. Management Report:

- **Grounds:**
 - **Landscaping**
 - Discussion and Don proposed Pro Care to continue with contract from 2021 thru 2023 – Jason seconded – carried.
 - **Pools**
 - James Meyer is looking at the coping and says he will make it right.
 - 2021 Pools management contract discussion. Board needs to review proposals from vendors and vote at next (February) HOA Meeting.
 - **Irrigation**
 - Discussion on proposed contract “Complete Irrigation Solutions”. Don proposed moving forward – no objections.
 - Discussion regarding request from homeowner to create their own dry well and pump excess water into adjacent common land. Requires architectural change so we can have documentation in the HOA system.
 - **Special Projects**
 - Getting bids to paint the streetlights.
 - Geese removal. Geese Wrangles has been asked what they can do for 5K. Two other companies have been asked to bid. The first one came back with 40K.
 - Street signs that were hit have been re-installed. Some landscaping work will need to be done in the spring. Insurance claim has already been submitted for total cost.
 - Thomas Cabling was sent the down payment for other lighting.
 - Fishers Matching Grant: Jason spoke to this regarding the Muirfield Trace/ Governors Lane monument lighting project request.
 - **Maintenance Report**
 - Treyburn: New street signs are at the powder coater. Should be installed soon.
 - **Ponds**
 - Chad - Nothing to report.
 - Discussion concerning homeowners doing their own treatments and seeking reimbursement.
 - Reviewed ASAP Aquatics Invoice, as this is not one of our contracted ponds. Not able to accommodate the additional invoice request and will need to work with the Golf Course as to how to move ahead and set expectations as per the agreement devised previously with Windermere HOA as early in the season as possible.
 - We currently share 6 ponds with the Golf Course and Greg suggested we request a schedule from the GC to provide something for Homeowners to see.
 - **Architectural Review**
 - Nothing to report.
 - **Violation Log**
 - Attached for review.
 - **Maintenance Report**
 - Nothing to report.

- **Misc.**
 - Erica asked who is responsible for potholes in roads, homeowners should contact Fishers Town Council and they will oblige.

5. Delinquency & Violations Report

- **Violations**

- Chad provided details of separate accounts violations together with remedial actions and negotiations.

No further business.

6. Adjourn

Next Board of Directors Meeting will be on **February 15th, 2021 at 7:00 pm**. Unless otherwise noted on the Windermere website, the meeting will be teleconferenced pending COVID-19 situation.

Don adjourned meeting at 8:16pm.

Approved: Tony Scott, Secretary
Windermere Homeowners' Association