

# WINDERMERE HOMEOWNERS' ASSOCIATION BOARD MEETING

DRAFT Board Meeting Minutes

January 17, 2022 / 7:00 pm / via Zoom online meeting

## 1. Call to Order

Don Wyatt called the meeting to order at 7:05 pm.

Directors present included:

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

Mike Brown - Treasurer (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 11/01/2020 - 01/01/2022)

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

Brian Butler – Member at Large (term 01/01/2022 – 01/01/2024)

Chad Ertel, Kirkpatrick Management Company (KMC) Community Manager

Directors not present: None

## 2. Review December 20, 2021 Minutes

- Minutes were not available. Jason to submit for review and approval by board.
- Greg Estell volunteered to serve as secretary for January 17 meeting.

## 3. Treasurer's Report:

- Delinquency Report: Reviewed delinquency report dated January 14, which had only 3 past due account, two of which have payment agreement/plan. One is in bankruptcy, expected to be dismissed in March.
- Treasurer's report: No immediate concerns.

## 4. Management/Vendor Report:

- **Dead tree removal from HOA property/public areas**
  - Board reviewed bids and selected The Davey Tree Expert Company.
  - Chad is to review tree locations with contractor on map and in person, assuring all trees are identified for removal and stump grinding.
- **Pool**
  - James Meyers bill for coping repair is paid.
  - Board reviewed AMI contract, and asked Chad to have AMI build chemical costs into contract, rather than paying for them separately in an unspecified amount. Chad to review with AMI. Objective is to approve contract ASAP.
- **Pool House Bathroom Renovation**
  - Board to review quotations
  - Vendor selection expected for February meeting

- **Pickleball/Tennis court surfaces**
  - Two vendors 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 February/March.
- **Neighborhood Entrances – Glenn Abbey/Crosswinds & Windermere Blvd.**
  - Lighting for all five monument walls at this intersection needs to be repaired/replaced. Chad will ask Envoy to quote work, using same fixtures use on other entrances.
  - Board expects to review and approve at next meeting.
- **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.

## 5. New Business

- **Woodlands and 96<sup>th</sup> Street Entrance Beautification**
  - Landscaping and lighting at 96<sup>th</sup> 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.
- **Snow removal contract** – Chad confirmed contractor is lined up.
- **5G Cell Towers** – Fishers Board of Public Works and Safety will hold hearing January 18 to review Verizon's Glenn Abbey variance request, which would allow installation of one tower. Brian, Greg, and Don will be present, along with attorney Jacob Lawrence of Eads, Murray, & Pugh.

## 6. Next Meeting & Adjournment

Next Board of Directors Meeting will be Monday, February 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 8:05 pm.**

Submitted: Greg Estell, Interim Secretary

Windermere Homeowners' Association