

# WINDERMERE HOMEOWNERS' ASSOCIATION BOARD MEETING

Board Meeting Minutes - DRAFT  
January 16, 2023 / 7:00 pm  
Via Zoom

## 1. Call to Order

Meeting called to order at 7:02 p.m. Quorum requirement met.

Chad Ertel, Kirkpatrick Management Company (KMC) Community Manager

Directors present included:

Don Wyatt – President (term 01/01/2023 - 01/01/2025)  
Erica Wise – Member at Large (term 11/01/2022 - 01/01/2024)  
Brian Butler – Secretary (term 01/01/2022 – 01/01/2024)  
Meg Shanley – Treasurer (term 09/17/2022 – 01/01/2024)  
Greg Estell – Vice President (term 01/01/2023 - 01/01/2025)  
Jason Luebke, Member at Large (term 01/01/2023 - 01/01/2025)

2. Introduction of potential board member – Brent Huber, resident, practicing attorney at Ice Miller, Indianapolis, environmental law, insurance. Would like an understanding of commitment for board members. Don handled a review of the HOA duties in concert with KMC. Board will discuss afterwards. No FB account, has LinkedIn account. Been a resident of neighborhood since 2004. Motion by Don to appoint Brent a member of board at large, seconded Erica, motion carries.
3. Motion to appoint Greg Estell as vice president – Greg Estell, motion by Don, second by Erica, motion carries.
4. Renewal of Don Wyatt, Greg Estell, and Jason Luebke for another two years.
5. Motion to make Meg Shanley treasurer, second by Brian, motion passes.
6. **Review November Minutes**
  - December 19, 2022 minutes – motion by Don (as amended), second by Meg, motion carries.
7. **Treasurer's Report:**
  - Delinquency Report: Down to two delinquent accounts.
    - Resident on Cheswick Lane – default on payment plan, hearing 3/16/2023
    - Resident on Springston Court – judgement entered - pay plan to start in December.
  - Receivables report –only 6 other small balances under \$20 (wrapped up in 2023 invoices).

## 8. Management/Vendor Report:

- **Landscaping**
  - Leaf cleanup complete.
  - Irrigation system: Systems are off. No update on broken BFP at Heritage Green entrance. Second time pipe broke in same location. Will be replaced / repaired on Complete Irrigation cost.
  - Tree trimming – Quotes from Davey, Landscape Solutions and Encore. Cost of daily rate for a crew for trimming trees. Will have Landscaping Solutions on a trial basis.
  - Dead trees have been removed by Encore.
- **Pool plaster**
  - Received signed proposal from Barton. Options for two other finishes, more review needed before the spring work starts.
  - Pump has some plumbing work needing done in the pump room. Will review onsite.
  - Also look at upgrading dosing system for pool chemicals. System is internet connected. Also will keep a log for chlorine and pH levels. Cost is around \$4,000. See files for background information Hayward
- **Playground & Recreation Courts**
  - **Playground equipment:**
    - **ACTION:** Survey posted 1/16/2023, open until 1/25/2023. Intent is to review survey and work to secure designs next.
  - **Sealcoating**

Review of quotes from Otto's, Preferred Asphalt, HSC Pavement, and Hasco. No warranty from Preferred, so out. Hasco and HSC Pavement's quotes were within \$37 of each other. Work slated for May before pool opens. Motion by Don, second by Meg, motion carries.
- **Violation report**
  - Discussion of homes in legal stage.
    - Crosswinds Drive – to be repainted in approved color before 5/1/2023.
    - Lakeland – garage addition
    - Bent Tree – street light
    - Muirfield Trace – fence
  - Motion to move to court on Lakeland by Don, second by Greg, motion carries.
  - Hold off on other violations until next meeting. Confirm notice of owner in violation being responsible for attorney fees has been presented

## 9. Old Business

- None discussed.

## 10. New Business

- New HOA file system created by Don for HOA board use.
- Tennis and basketball court has cracks, reviewed with Leslie Coatings on site in the last week or so. Leslie agreed that they should have offered the crack repair option. They agreed to do recoating and striping for free if we agreed to the crack repair fix. According to the paperwork, the cracks were supposed to be fixed, however they wouldn't guarantee the cracks forever. The work included a one year guarantee. From August to October the cracks reappeared. There was "good, better, best" for the crack repair. The added cost would be about \$10,000. We are awaiting a proposal from Leslie Coatings and will review next month.
- Geese control – received bid from Rusty's. Amount is \$4,050. Round up and oiling of eggs (egg and nest control). Hold for discussion next month – reach out about skunk and muskrat control.

## 11. Next Meeting & Adjournment

Next Board of Directors Meeting will be Monday, February 20, 2023 at 7:00 pm. Unless otherwise noted on the Windermere website, the meeting will be via teleconference.

**Meeting adjourned meeting at 8:24 pm.**

Submitted: Brian Butler, Secretary  
Windermere Homeowners' Association