

WINDERMERE HOMEOWNERS' ASSOCIATION BOARD MEETING

Board Meeting Minutes
July 20, 2020 / 7:00 pm / Teleconference

1. Homeowner's Open Forum

No Homeowners in attendance.

2. Call to Order

Don Wyatt called the meeting to order at 7:01pm.

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)

Mike Brown - Treasurer (term 1/1/2019 - 1/1/2021)

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

Chad Ertel, Kirkpatrick Management Company (KMC) Community Manager

Absent members were: None

Motions made:

May 18th revised minutes approved.

June 15th minutes revised during meeting and approved.

June Financials approval Moved and seconded. Motion passes

3. Financials:

- **Item 4325:** Discussion as to variance calculations.
- **Item 5421:** Entry needs to be transferred from HOA to swim financials
- **Item chk 1040 & 1041:** Multiple contract installments. 1040 refers to May/June & 1041 refers to July. Chad will provide payment history for Pyles 2020 for review in August

4. Management Report:

- **Landscape:**
 - Chad approx. 50% complete in marking dead trees Don added this to June email shot.
 - Bare spots are appearing due to shaded area turf not growing and being torn up with mowing. Options are to thin out trees providing shade and/or request advice from current contractors. Chad will price up using RTF.

- **Pool**
 - James Meyers to complete repairs as per original requirements.
 - Capacity reduction still in place as per COVID opening plan for Fishers (4.5)
 - New furniture damaged items being replaced

- **Lawns**
 - Mowing, etc. currently with ProCare, due for renewal next year (3-year contract ends 2020) – will discuss further as to renewal for 2021.

- **Special Projects**
 - **Fall Projects:** cleaning up Monument walls & LED lighting
 - **Drainage:** behind Muirfield Trace, none at present, flooding some common areas. Information Only. Additional discussion regarding Lakeland Drive issues.
 - **Not Outlet sign** at Springston Court. City not responding favorably. Chad will price up for a single sign for NE corner of junction, color matched.
 - **Flood Lighting** at Lakeland broken. Chad will review all entrances and price to replace with LEDs, same as currently used elsewhere.

- **Ponds**
 - **Pond L.** Between Stillwater Ct. and Fairwoods Dr. Has extremely shallow point that might have algae issues.
 - § Microbe treatment will not be effective.
 - § Dredging is going to be required. Chad will follow up with quotes.
 - **Pond East of Windermere & 96th** (Outside My Gym Fishers) belongs to HOA. Local resident is currently taking care of this pond, proposal to review funding adding fish to the pond, funding will be discussed further when some pricing estimates are available.
 - Review of Real Estate sign placed without permission junction Windermere and 96th. Chad will discuss with agent as to long term plans, to be discussed further when information available.

- **Architectural**
 - Multiple reports received and pushed through.
- **Violation Log**
 - Reviewed and discussed.
- **Maintenance Report**
 - MetroNet have paid costs for HOA infrastructure per June minutes.

5. Delinquency Report

- Chad provided update as to status of various accounts and collection activity. Collection Hold refers to those not being pursued into collection activity.
- Need to rework delinquency policy by years end.

6. Other Business:

- Discussion as per Pond at Windermere & 96th street funding.

No further business.

7. Adjourn

Next Board of Directors Meeting will be on **August 17th, 2020 at 7:00 pm**. Unless otherwise noted on the Windermere website, the July meeting will be teleconferenced pending COVID-19 situation.

Don adjourned meeting at 8:40pm.

Approved: Tony Scott, Secretary
Windermere Homeowners' Association