

WINDERMERE HOMEOWNERS ASSOCIATION BOARD MEETING

JUNE 15, 2011

The Board meeting was held at the Old National Bank Building located at 116th and Cumberland road in Fishers, Indiana. The meeting was called to order at approximately 7:10pm.

Board members in attendance:

Joe Heinzmann Mitch Schneck

Sandy Ziraldo Jeff Tabor

CASI Representative in attendance:

Hank Thompson

I. MINUTES FROM APRIL, 2011 MEETING

The minutes of the April, 2011 Board meeting were read and approved.

II. E MAIL COMMUNICATION BETWEEN BOARD MEMBERS SINCE OUR LAST MEETING

#1 MUD HOLE ON CHESWICK:

On May 17th, Hank advised the Board that he would have Pro Care repair the mud hole at residence 10188 Cheswick since they caused it (See: *"May minutes under current condition of landscaping #3"*).

#2 TREE TRIMMING ALONG 96TH STREET

On May 18th, 2011, Hank e mailed the Board advising that IPL has requested permission to trim the trees along 96th street. The Board discussed this, and authorized CASI to respond in the following manner: "The Board has discussed the request and sees no reason to deny the tree trimming, assuming it will be done in a professional manner---only trimming as necessary to protect the lines---while leaving the aesthetic nature of the trimmed and untrimmed trees, and resulting with as little disruption to the existing landscaping as professionally possible".

#3 WINDERMERE SWIM/TENNIS CLUB DRAFT BUDGET FOR 2011 (#1)

On June 1, 2011, Hank e mailed the Board a 2011 draft budget for the Swim/Tennis Club, which included a comparison for 2010's Budget and 2010's Projected Actual Budget. Additionally, Hank advised that through Memorial Day weekend, we have 144 memberships totaling \$52,420.00. At the current average, we need to sell 200 (56 more) to break even with projected expenses. It was requested that all Board members think about opening up the pool to adjacent neighborhood(s)/non residents of Windermere to assist in the shortage of memberships/lack of income generated through pool memberships of Windermere residents.

This also spurred some additional e mail conversation between several Board members. Issues addressed included a reminder of our fiduciary duty to the Windermere residents which must be weighed against our duty to see that Windermere is a quality neighborhood for all families, which includes access to a well maintained pool. The majority of Board members believe that if the Board were to ignore the pool area---or to not assist in its upkeep---would be a detrimental to all residents of Windermere, including those residents who choose to not participate in membership.

#4 WINDERMERE SWIM/TENNIS CLUB DRAFT BUDGET FOR 2011 (#2)

On June 14, in anticipation of this month's meeting, Hank forwarded a **revised** draft budget for the Swim/Tennis Club which again, included a comparison for 2010's Budget and 2010's Projected Actual Budget. The reason for the revision was to advise pool memberships have now increased to 197 memberships, bringing revenue/income for the Swim/Tennis club up to \$65,687.00.

III. NEW BUSINESS

CASI MANAGEMENT REPORT: Hank Thompson, in anticipation of the month's meeting, distributed the following information to the Board for consideration/discussion:

WHOA, INC.:

1. Proposed agenda/Management Report;
2. Covenant Summary Report (6 pages);
3. Architectural Control Forms (2 pages);
4. Delinquency Summary with Notes Report (6 pages);

NOTE: Current delinquency was noted to approximately \$15,500.00, which is down \$3,000.00 from last month---significantly less than the same time last year, which was estimated by memory to be somewhere between \$30,000.00-40,000.00.

5. Delinquency and Prepaid Report (2 pages);
6. Windermere Call Log (3 pages);

NOTE: Calls were up this month due to resident inquires regarding pool membership, which is consistent with years past.

7. Balance Sheet Report (2 pages);
8. Income Statement Report (4 pages);
9. Check Disbursement Report (2 pages);
10. Account Settlement Report (1 page);
11. General Ledger Report (11 pages);
12. General Ledger Journal Listing (1 page);
13. Daily Cash Receipts Report (1 page);and
14. Accounts Payable Open Items (1 blank page).

WINDERMERE SWIM/TENNIS CLUB:

1. Balance Sheet Report (1 page);
2. Income Statement Report (2 pages);
3. Check Disbursement Report (1 page);
4. General Ledger Report (4 pages);
5. General Ledger Journal Listing (1 page);and
6. Accounts Payable Open Items (1 blank page).

POOL MEMBERSHIP FOR 2011:

As referenced above, memberships are currently at 197 memberships which brings revenue/income from the Swim/Tennis Club to \$65,687.00. The Board is optimistic that memberships will still increase, but is generally pleased with the current membership number and revenue. Based upon the current membership/revenue level, the Board has agreed there is no need to open up memberships to adjoining neighborhoods and previously discussed as an option if membership levels did not reach this level.

Additionally, the Board agreed that pool memberships should remain open to residents of Windermere, even if they exceed 200---which was a level the Board had set as a base line goal.

PROPOSED POOL BUDGET:

The revised (draft #2) pool budget for 2011---which was prepared and distributed by Hank in anticipation of this month's meeting---was reviewed and discussed at length.

Discussion on the topic: Discussion about the pool was held. In reviewing the prior year's budget, there were no new or additional line items, and the proposed draft budget was similar to prior year's budgets for the most part. A MOTION to accept the draft budget was made. The MOTION was seconded, and carried unanimously. RESOLVED: The budget for 2011 has been approved in all aspects as presented.

CURRENT CONDITION OF THE LANDSCAPING:

The Board discussed the current condition of the landscaping around Windermere. Several potential issues were addresses generally (as follows), but no action on any of the issues took place at this month's Board meeting:

1. Bare ground/patches of dirt in the Heritage Green/Windermere boulevards:

This can be repaired, but the damage may continue due to the size and weight of the mowing equipment used in these areas. Potential remedy could be to expand the beds sometime in the future. No current action taken.

2. Rip rap:

The rip rap in the area of Glenn Abbey and Glenn Cairn may need to be monitored sometime in the future. It was understood and agreed by the Board there is no need to address this currently.

3. Algae Control in the ponds:

The Board, though CASI/Associa, will continue to retain the services of "ASAP", a company who specializes in algae control, has been working within the entire neighborhood to keep algae growth to a minimum. No action needed at this time.

COMMITTEE MEMBERSHIP:

The Board briefly discussed an idealist and optimistic approach to filling committees in the future, specifically, looking for members that would represent all the individual neighborhoods within Windermere proper. The Board acknowledged this was a lofty goal due to current apathy with residents' willingness to get involved. The Board hopes this can be established, and will work towards such a goal in the future.

CASI WEEKLY AND MONTHLY WINDERMERE INSPECTION:

Currently, per Hank, either he or a representative does a weekly/monthly inspection of Windermere proper. The Board asked Hank to continue this process, and when engaged in such an inspection, to be mindful that the Board has disapproved the placement of certain signage or advertising materials such as the Team Whiskin signage, which has inappropriately been placed at various entrances or exits into and out of Windermere proper.

Additionally, it was requested that the CASI representative inspect the light posts, medians, ect. for inappropriately placed signage or paper fliers affixed by tape or other means. If found, it was asked that the signage be removed and returned to the advertiser with a reminder this is not approved b the Board and a violation of the Windermere by-laws.

FREE ASSOCIA SERVICES HANDOUT: Hank handed out a sheet to the Board members detailing all of the free benefits Associa offers residents its services. Mitch agreed to post this information on the Windermere web site.

IV. OLD BUSINESS

POOL MAINTANCE:

Hank, at the request of the Board last meeting, went to Jim Lee, and obtained the following estimates/proposals for Jim Lee's requested purchase of additional pool tables and chairs. The submitted estimate/proposal is as follows:

- (A) Two (2) sets of tables and chairs: \$1,819.00
- (B) Three (3) sets of tables and chairs: \$2,728.00

Discussion on the issue: A lengthy discussion took place on this issue, which included all of the historical financial assistance the Board has given the pool. Certainly, the Board is mindful that the pool enhances all of the residents' property values, and the Board wants the pool members to enjoy their pool membership. However, the Board is also mindful that the current financial reserves need to be monitored closely. A MOTION to decline the request for this year was made. The MOTION was seconded, and carried unanimously. RESOLVED: The request was denied for this year.

TENNIS COURT CRACK:

Hank advised the Board that the tennis court crack has been repaired/filled by Leslie's and has now been completed. The Board and Hank believe Leslie's blended the crack very nicely.

ACC COMMITTEE:

Resident Mark Frattantino is now officially moving from the neighborhood in August. Accordingly, he has officially resigned from the ACC committee effective May 20, 2011 (See Hank's e mail correspondence to the Board dated May 20, 2011). Resident Dan Miller is willing to chair the committee and is still looking for replacements, and is hoping to have someone from other areas of Windermere (outside of Woodlands/Woods Edge) to obtain Windermere representation from all communities within Windermere. Currently, Dan Miller is the only active member on the ACC Committee.

Hank advised that Notice of committee membership availability is now posted at the pool for the ACC. The committee membership opening(s) are currently posted on the Associa web site. Mitch agreed to post the opening(s) on the Windermere web site as well.

TREE REMOVAL, STUMP GRINDING, AND INSTALATION OF 6-7 FOOT NORWAY SPRUCE:

At the Board's request from last meeting (See May minutes/Tree Removal), Hank obtained a second/comparison estimate for the tree removal, stump grinding, and Norway spruce. The original quote from Pro Care, our current landscaping company, was \$2,207.00.

Hank reported to the Board that he obtained three (3) additional estimates for these services from "Trees Unlimited", "Affordable Trees", and "Maintenance Services". Per Hank, the estimates from "Trees Unlimited" and "Affordable Trees" were \$1,545.00.

However, Pro Care has agreed to match the lowest estimated cost of \$1,545.00 to perform the identical work. Therefore, Pro Care has been selected to perform this work based upon their agreement to perform the identical work at the lower estimate.

No discussion on this topic was necessary as Hank had already been given the authority to put this in motion, which he has done.

REPAIRS TO JUNIPER BED NEAR THE INTERSECTION OF WINDERMERE BLVD. AND GLENN ABBEY:

At the Board's request from last month's meeting, Hank obtained quotes to remove/repair this juniper bed. Hank reported to the Board the following estimates and options:

1. Remove, grind stumps, and sod this area:
 - a. Pro Care: \$3,300.00; OR
2. Fill in the bed with twenty (20) three (3) gallon Broadmoor junipers:
 - a. Pro Care: \$1,540.00
 - b. Maintenance Services: \$854.50

Discussion on the topic: Discussion on this topic was held, which included the fact that there was no irrigation in this area. Clearly, the sodding option would include attempting to expand the current irrigation system. Additionally, the estimated costs associated with sodding makes that option almost cost prohibitive. A MOTION was made to fill in the bed with 20 Broadmoor junipers, and retain the services of Maintance Services (2b above). The MOTION was seconded, and carried unanimously. RESOLVED: Maintance Services will fill the bed with twenty (20) three (3) gallon Broadmoor junipers at the estimated cost of \$854.50.

N2 PUBLICATION:

Hank inquired as to the status of our N2 publication/directory. At the time of this month's meeting, Hank had not received any response, but will follow up and advise at next month's Board meeting.

ARBROVITAE LOCATED ON 96TH STREET:

Per Hank, the owner of Pro Care personally inspected the health of these two (2) arborvitae. It was reported to Hank the two (2) arborvitae had experienced 'winter burn'. The owner of Pro Care trimmed the 'winter burn', and advised they were thriving. The Board generally believed they looked healthier and will simply continue to monitor the two (2) plants.

POSTING THE MINUTES:

Further discussion was had about posting the monthly minutes on the Windermere web site. It was generally agreed they should be posted, but only after they have been read and approved at the following monthly meeting.

NEXT MONTH'S BOARD MEETING

The Board inadvertently forgot to schedule next month's Board meeting. Historically, the Board has met the second Thursday of each month, which would be July 14, 2011 at the Old national bank Building.

Confirmation of this date and time are pending. The minutes will be supplemented at that time.

ADJOURNMENT

The Board meeting was adjourned at approximately 8:00pm.

