

## **WINDERMERE HOMEOWNERS ASSOCIATION BOARD MEETING**

June 14, 2012

The Board meeting was held at the Old National Bank Building located at 116<sup>th</sup> and Cumberland road in Fishers, Indiana. The meeting was called to order at approximately 7:08 pm.

Board members in attendance:

Mitch Schenck Joe Heinzmann Sandy Ziraldo Jeff Tabor

CASI Representative in attendance:

Hank Thompson

### **MINUTES FROM MAY 2012 MEETING**

The minutes of the May 10, 2012 Board meeting were read and approved.

#### **I. E MAIL COMMUNICATION BETWEEN BOARD MEMBERS SINCE OUR LAST MEETING**

**On June 6, 2012**, Wendy sent an e mail to the Board from a Windermere resident seeking to erect a fence that would cross the Homeowner's property line into common area. There is a large pre-existing landscape/tree island that overlaps slightly onto the common area. An aerial picture was included in the request. See discussion below.

**On June 7, 2012**, the Board received an e mail from a Windermere resident inquiring about the status/ Board's position on caring for Ash trees in the common areas. Mitch, on behalf of the Board, responded to the Windermere resident advising that it would be put on the agenda for the June meeting. See discussion below.

**On June 8, 2012**, the Board received an e mail from Hank regarding recycling. The original e mail was from a Heritage Green/Windermere resident inquiring if we can add this service into our current contract with Waste Management. See discussion below.

## II. 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. Delinquency Summary with Notes Report thru June 12 (20 pages);
3. Covenant Summary Report (7 pages);
4. Architectural Control Forms (2 pages);
5. Windermere Call Log (3 pages);
6. Balance Sheet Report (1 page General and 1 page Reserve);
7. Income Statement Report (4 pages);
8. Delinquent and Prepaid Report (2 pages);
9. Check Disbursement Report (2 pages);
10. Account Settlement Report (1 page);
11. General Ledger Journal Listing (1 page);
12. Daily Cash Receipts Report (1 page);
13. Accounts Payable Open Items (1 blank page); and
14. General Ledger Report (10 pages).

### WINDERMERE SWIM AND TENNIS CLUB:

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

### CONSIDERATION OF RESIDENT FENCE REQUEST INTO COMMON AREA:

Wendy sent an e mail to the Board from a Windermere resident seeking to erect a fence that would cross the Homeowner's property line into common area (see e mail correspondence above for additional history).

**DISCUSSION: The Board discussed the issue and came to the conclusion that these types of requests have been historically denied by prior Boards and there was no compelling reason to deviate from historical precedent. A MOTION to deny the homeowners request as the fence proposal would invade the common area. Said MOTION carried unanimously. RESOLVED: The homeowners request to erect a fence that invades into the common area was denied.**

GLENN ABBEY RESIDENT'S TREE ENCROACHING INTO COMMON AREA:

A Glenn Abbey resident has received a complaint about a tree which he has planted in the common area by another Windermere resident. He has suggested that he will remove the tree if the Board will pay for repairs to his invisible fencing, which he alleges was damaged from mowers several years ago---long before the WHOA, Inc. employed the services with CASI.

**DISCUSSION: The Board briefly discussed this issue, determining the tree at issue was planted without the consent or approval of the Architectural Committee. Further, the Board agreed that the alleged damage to the Homeowners invisible fencing was not the responsibility or liability of the Board or WHOA, Inc., rather it was an issue between the Homeowner and the sub contractor who allegedly damaged the invisible fencing. Therefore, the Board will not consider reimbursement for the Homeowners alleged invisible fence damage. A MOTION to allow the Homeowner to keep the tree in the common area was made and SECONDED. The MOTION did not carry. RESOLVED: This issue was TABLED for further discussion and investigation.**

POOL MEMBERSHIPS:

Hank advised the board we now have 198 total pool memberships.

RECYCLING TRASH PROPOSAL:

As noted above, Hank received an e mail from a Windermere resident who was eager to have the Board consider and/or add recycling into our current trash/waste removal contract with Republic. She also requested a list of Board members currently serving on the Board.

**The Board was advised by Hank that the costs associated with recycling would reflect a 20% annual increase in our current trash removal costs. It was also brought to the Boards attention that Windermere residents may, at their own election and cost, contract independently with Republic Trash Services if they desire to recycle in this manner. Therefore, the Board did not take any further action.**

LANDSCAPING/ASH TREES:

It was brought to the Board's attention from a Windermere resident that several Ash trees in the common areas were continuing to deteriorate, affecting the aesthetic beauty of our neighborhood.

*This issue was addressed at length by the Board. Hank has done an inventory, and reported to the Board that at least 44 trees---most of which are Ash, and many are at the entrance to the Lakeside Green community---will need to be removed, stumps ground, and replaced with new trees. The Board acknowledged the costs associated with removal, stump grinding, and replacement of this amount of trees would be costly, and perhaps cost more than what was budgeted for in the 2012 budget for Removal/Replacement of trees. The Board asked Hank to obtain quotes to remove all of these dead trees for further discussion at next month's Board meeting so the Board knew exactly what the anticipated costs would be to undertake such a large expenditure. Hank also advised the appropriate time to replant removed/replaced trees would be this fall, due to the recent drought conditions we are experiencing in central Indiana. As such, if the Board does agree to remove and grind all of these stumps at a future Board meeting, and replace/replant new trees this fall, there will be a significant period of time that sections of the common area landscaping may be bear. As such, the Board will consider sending a newsletter to the residents of Windermere advising them of the plan of action that will be taken, once a plan is approved and put into place.*

*In the meantime, in anticipation of this expense, the Board agreed, by MOTION and UNANIMOUS vote, to reallocate/transfer the unused 2012 budgeted snow removal funds of \$10,000.00 into the Tree Removal/Replacement budgeted funds in order to pay for this large unanticipated expenditure.*

### III. OLD BUSINESS

#### LIGHT POLE ON WINDERMERE BOULVEARD BETWEEN FAIRWOODS AND MUIRFEILD:

Boulders have now been placed at the north end of this island. Additionally, at the Board's request, CASI did explore the possibility of reflective cross hatched sign at this area with the town of Fishers, who has installed a cross hatched sign as well.

#### INTERSECTION OF WINDERMERE AND MOLLENKOPF:

Last month there was discussion about the landscaping in the three (3) corners of this intersection. Hank had discussed this with ProCare who bided the project at \$8,085.00. The Board members present believed this to very expensive proposition.

Hank obtained additional estimates as follows:

1. ProCare: \$6,025.00
2. Landscape Solutions: \$3,425.00

**The Board again addresses the need for landscaping and the new estimates. The Board agreed that this area was in need of new landscaping in order to preserve the landscaping beauty of the neighborhood. A MOTION to accept the bid of ProCare was made and SECONDED. Said MOTION CARRIED. RESOLVED: The bid from Landscape Solutions for the sum of \$3,425.00 was accepted and new landscaping in this area will commence as soon as practical.**

**FENCING:**

**THE FOLLOWING DISCUSSION WAS TABLED AT THE MAY MEETING:**

Hank obtained estimates for removing/replacing/seeding the fencing line from Heritage Green lots 56-58 (approximately) and Woodlands lots 51-61 (approximately). The estimates are:

**ProCare:** \$10,149.00, which includes repair and seeding

**Awards Fencing:** \$1,533.00 IF they install replacement fencing (no seeding and no repair). \$9,453.50 plus tax for new fencing.

**Maintenance Fencing:** \$4,038.00 for removal and seeding

Hank also provided the following information as ‘food for thought’ in the fencing conversation:

**1. Fence Repair History:**

Per Hank, There were six (6) repairs in 2011 and three (3) repairs through April 2012.

The cost history is:

1. 2010: \$4,053.00
2. 2011: \$8,860.00
3. 2012 (THROUGH APRIL): 3,612.00

**2. Dues/Reserve history:**

YEAR	DUES	RESERVES	TRASH	BEGINNING RESERVE BALANCE
2007	\$310.00	\$2.55	\$107.00	\$214,080.00
2008	\$355.00	\$2.55	\$107.00	\$119,385.00

2009	\$335.00	\$9.00	\$107.00	\$123,954.00
2010	\$320.00	\$24.27	\$120.00	\$109,937.00
2011	\$320.00	\$60.50	\$120.00	\$94,903.00
2012*	\$320.00	\$47.58	\$120.00	\$142,108.00 (\$194,000.00 in May 2012)

*\*Recommended for 2012: Reserves: \$76.36 with \$123,251.00 as Beginning Reserve Balance*

At last month's meeting the Board discussed the fencing issues, but only generally because there were only three (3) Board members present during the meeting. At that meeting, the Board members present were pleasantly surprised by the historical annual costs of fencing repair, which fell below the line item budget of \$10,000.00 annually for years 2010-2012.

Replacement costs were also discussed which seemed reasonable for this proposed limited area. The Board also contemplated if replacing small sections of fencing such as this would be reasonable on an annual basis, with the Board members in future years determining which section(s) of fencing should be replaced each year. The Board had discussions on weather to consider a proposed MOTION to increase the 2013 budget for fencing repairs, ASSUMING it was with a MOTION that retained earnings (monies not used in fencing repairs) fall directly into the reserve funding for future fencing replacement costs. Depending on the financial situation or WHOA, INC. at the time the budget is addressed. This may be an option to that keeps annual dues stable and funds for future/ongoing fencing replacement/repairs.

**Once again, the Board members present addressed the fencing issue and concerns. The general discussion included debate as to what the long range plans would be and if removal only or removal and replacement was appropriate. A MOTION to remove and not immediately replace the sections of fence (generally described above adjacent to Heritage Green lots 56-58 and Woodlands lots 51-61) was made. Said MOTION was NOT SECONDED. Further discussion was had. The issue was again TABLED for multiple reasons, including, but not limited to, the Board awaiting the estimated costs associated with the Landscaping/Tree removal/Replacement costs which are currently unknown but anticipated to be over what was budgeted.**

POOL TABLES AND CHAIRS:

Hank was asked to inquire as to whether there is a warranty for the pool strapping discoloration for some of the furniture at the pool. Per hank, there is no warranty for the type of discoloration that exists on some of the pool furniture, but there is a commercial grade cleaner that is available.

FISHERS GRANT PROGRAM FOR TREES---STATUS UPDATE:

Hank has sent additional e mails and left messages requesting an update on the status of our tree requests/application without success as of this Board meeting.

**IV. NEXT MONTH'S MONTHLY BOARD MEETING NEXT**

The Board scheduled next month's Board meeting for the July 12, 2012 at the Old national bank Building beginning at 7:00pm.

**ADJOURNMENT**

This month's Board meeting was adjourned at approximately 8:35 pm.





