

WINDERMERE HOMEOWNERS ASSOCIATION BOARD MEETING

MARCH 9, 2011

The Board meeting was held at the Old National Bank located at 116th and Cumberland road in Fishers, Indiana. The meeting was called to order at approximately 7:05pm.

Board members in attendance:

Brad Farrar Joe Heinzmann

Jeff Tabor Mitch Schneck

CASI Representative in attendance:

Hank Thompson

The minutes from the February 2011 meeting were read and approved as amended. Said amendment to the minutes is to revise/include Joe Heinzmann's inquiry during last month's meeting regarding the WHOA, Inc. funds (approximately \$30,000.00) paid to the Swim Club last year. Board members who were active when the budget was approved believed those funds were used for general improvements such as deck chairs... Hank agreed to further explore this issue and report to the board at next month's meeting.

NEW BUSINESS

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

WHOA, INC.:

1. Proposed agenda;
2. Covenant summary report (6 pages);
3. Architectural control forms (2 pages);
4. Balance sheet report (2 pages);
5. Income statement report (4 pages);
6. Delinquency and Pre paid report (3 pages);
7. Delinquency Summary with notes (7 pages);
8. Check disbursement report (2 pages);
9. Account settlement report (1 page);
10. General ledger journal (1 page);
11. Daily cash receipts report (4 pages);
12. Accounts payable/Open items (1 page); and
13. General ledger report (9 pages).

WIDERMERE SWIM/TENNIS CLUB:

1. Balance sheet report (1 page);
2. Income statement report (1 page);

3. Check disbursement report (1 page);
4. General ledger journal (1 page);
5. Accounts payable/Open items (1 page); and
6. General ledger report (3 pages).

**On March 7, 2011, Wendy Blake with CASI also forwarded to the Board the architectural application of Michael Fuller of 10144 Glenn Abbey Lane (fence request). The architectural committee does not recommend approval due to the height of the fence.

Discussion on the management report: Hank advised we had not cited homeowners for violations regarding removal of Christmas lights (yet) due to the horrible weather conditions. The Board agreed this was appropriate. Hank also advised that approximately 43 homes had trash pickup suspended due to nonpayment/delinquency. This constitutes approximately 4% of the homeowners in Windermere.

Discussion on architectural concern of Mr. Fuller: The Board discussed the requested exception at length. After debate, which included concerns over the height of the existing fence and the height of the proposed new/additional fencing, and noting that Mr. Fuller has advised in his application that he is not extending into an easement, A Motion was made to allow an exception for Mr. Fuller's architectural request. The basis of the Motion was that there already is an existing fence on the property, that the new/proposed fencing would be the same height as the existing fencing, the old/existing fencing is in need of repair, and that replacement of the existing fencing would aesthetically benefit the neighborhood, said Motion was seconded, and the Motion passed allowing the requested exception.

N2 DIRECTORY: On February 18, 2011, Hank distributed N2's proposed contract. There being no objection to the N2's proposed contract from any Board member, the contract has been signed and returned to N2.

POOL MEMBERSHIPS: Membership Packets were mailed to residents in early February. Carol Malloy Weber registered a complaint with CASI that she believed the pool membership structure was discriminatory to single people. Additionally, Hank recently received an e mail from Ms. Wendy Franklin who was concerned about the \$10.00 guest fee.

Discussion on these two homeowners concerns: The Board discussed these concerns. After debate, it was agreed by the Board members in attendance the changes which were implemented in the pool membership fee and guest fee schedule were appropriate and made in good faith with no intention to discriminate against any Windermere resident. The changes were made after presentation and deliberation/input by the pool manager. These changes were intended to make membership costs more equitable for all of the residents of Windermere and assist in the ongoing costs associated with pool. The Board stands behind its decision.

TENNIS COURT CRACK/REPAIR: Hank advised the repair of the tennis court crack will be completed as soon as the weather conditions will allow. Additionally, it is generally believed that recoating will not be necessary because it was done within the last couple years.

TEAM WHITSKEN: Is requesting to put up signs and distribute fliers in the neighborhood to promote the tennis courts and their summer program. Prior to the Board meeting, Hank sent out an e mail inquiry on February 28th, 2011, at the request of Team Whitsken, inquiring about signage and fliers. There was some e mail debate among the Board members regarding this issue prior to the Board meeting.

Discussion on Team Whitsken's request: After continued deliberation, which included the fact that Team Whitskin is a 'for profit' organization, of which neither WHOA, Inc. nor its residents benefit financially, a Motion was made to allow Team Whitskin to distribute fliers, but denying placement of any signage at any location within Windermere proper. After further discussion, the following Motion was made and seconded, and carried unanimously:

- 1. Team Whitskin is hereby allowed to distribute fliers, as long as said fliers are placed into the newspaper bins only, and not in, on or otherwise affixed to the mailbox or mailbox post.**
- 2. Team Whitskin is denied the right to place any signage in, on or around Windermere proper.**

OLD BUSINESS

Swim Club Funds that are past due: Brad has made contact with Mellissa Hamby, who was the past years Windermere Swim Club President. Per his conversation with Ms. Hamby, last year's Swim Club Treasurer will be in touch with him for further discussion regarding these outstanding funds due to the WHOA, Inc. from the Swim Club, pursuant to prior agreement.

NEXT MEETING

Next month's meeting will be held at 7:00pm on Thursday, April 14th, 2011, at the Old National Bank located at 116th and Cumberland road in Fishers, IN.

ADJOURNMENT

The meeting was adjourned at 7:45pm.