

## **WINDERMERE HOMEOWNERS ASSOCIATION BOARD MEETING**

March 8, 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 7:05pm.

Board members in attendance:

Mitch Schenck Joe Heinzmann Sandy Ziraldo Jeff Tabor

CASI Representative in attendance:

Hank Thompson

### **MINUTES FROM JANUARY 2012 MEETING**

The first amended minutes of the February, 2012 Board meeting were read and approved.

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

There were no general e mail communications between the Board and/or CASI since the February, 2012 Board meeting other than requesting CASI to include information regarding the garage sale dates to Windermere residents in the Swim and Tennis Club Membership packets. CASI did send the information to the residents, which also included an N2 Publication request form for resident information for the Windermere directory and solicitation for advertising in the directory.

#### **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 (11 pages);

NOTE: Hank advised the Board he needed Board approval to write off the \$43.40 balance on account involving 10300 Windward Pass due to foreclosure and sheriff's sale.

**A MOTION to write off \$43.30 on account 10300 Windward Pass was made and SECONDED. Said MOTION passed unanimously. RESOLVED: said account involving 10300 Windward Pass is to be written off as uncollectable under the circumstances.**

3. Covenant Summary Report (6 pages);
4. Architectural Control Forms (2 pages);
5. Windermere Call Log (2 pages);
6. Balance Sheet Report (1 page General and 1 page Reserve);

NOTE: Total reserves to date are approximately \$142,000.00

7. Income Statement Report (4 pages);
8. Delinquent and Prepaid Report (3 pages);
9. Delinquency Summary with Notes Report (3 pages);
10. Check Disbursement Report (2 pages);
11. Account Settlement Report (1 page);
12. General Ledger Journal Listing (1 page);
13. Daily Cash Receipts Report (4 pages);
14. Accounts Payable Open Items (1 blank page); and
15. General Ledger Report (10 pages).

WINDERMERE SWIM AND TENNIS CLUB:

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

2012 WINDERMERE POOL/TENNIS CLUB BUDGET

Hank provided the Board with a proposed budget for the pool/tennis club for 2012. The board reviewed the budget as proposed and saw little to no differences in the prior year's budget.

**A MOTION to accept the proposed budget was made and SECONDED. Additional discussion was had on the topic, and after further deliberation, said MOTION CARRIED. RESOLVED: The 2012 Pool/Tennis club budget is accepted.**

\*\*\*Hank also advised there are 20 Pool and Tennis members to date.

#### TEAM WITSKEN

Hank provided the Board with a one (1) page letter from Roger Witsken, Owner/Director of team Witsken, which outlined goals for team Witsken in 2012. The Board discussed the letter, specifically Witsken's request for additional court time in the evenings. The Board agreed that expanding Witsken's hours of operation to include evening classes would be taking court time away from residents/members who pay for the opportunity to use the courts. However, the Board also agreed to continue its relationship with Team Witsken and allow them access to both courts Monday's and Wednesday (mornings) as in the past. However, it was also specifically agreed by the Board Witsken could only use both courts in the event the other (second) court was not being used by a Windermere resident. Additionally Team Witsken must give up one court in the event a resident of Windermere arrived to play while Witsken lessons were taking place on both courts.

#### FISHERS GRANT PROGRAM FOR TREES

Hank advised the Board of a new grant program for trees through the Town of Fishers. They have a budget of \$10,000.00 and a March 12, 2012 deadline for requests.

Ten (10) nine (9) foot Norway spruce along Molenkopf Road is estimated to cost \$3,607.76. If this expenditure was approved by the Town of Fishers through this grant, Fishers would match up to 50%, or \$1,803.38. The Board discussed this proposal and sees no reason to not take advantage of this program, especially since approval of the grant funds would take place before the Board needed to approve to expend any funds for trees. **A MOTION to ask/request/apply for this grant money was made and SECONDED. Sid MOTION passed unanimously. RESLOVED, Hank will apply for this grant with Board approval to place the trees in an area approved/required by the Town of Fishers.**

### III. OLD BUSINESS

#### POOL WATER HEATER REPLACEMENT

The Board asked Hank to obtain some additional estimates for replacement of the water heater at the pool. This expenditure has already been approved (see last month's minutes). Hank obtained the following estimates:

1. Maintenance Services: \$1,265.45
2. Ben Franklin: \$1,298.00
3. Atec: \$1,016.59

**A MOTION to accept the bid of Atec was made, SECONDED, and passed unanimously. RESLOVED, the water heater bid of Atec was approved.**

#### FENCING:

The Board once again addressed the issue of fencing, specifically regarding the fencing between Heritage Green and Woods Edge. Upon a quick review of a plat map, the lots directly affected (abutting the fence) in this discussion appear to be Woods Edge lots 1-8 and Heritage Green lots 72-76 and 12-15. Replacement of this relatively small section of fencing is very expensive, and the majority of the Board is reluctant to approve replacement because it would significantly deplete the current reserves to undertake this project at this time. The Board, in their deliberation regarding this (and every) fence issue debated many issues and spoke candidly about many concerns. The Board realizes and acknowledges all decisions about fencing are difficult because there are so many variables to consider (including, but not limited to, aesthetic, economic, and budget). It is the Board's full intention to do what is in the best interest of the entire community when addressing all issues, including fencing. This discussion was eventually tabled. The members of the Board were asked to look at this area of fencing and make their own determination about the appearance, stability, and life expectancy of this section of fence.

#### N2 PUBLICATIONS

To date, they have not sold sufficient advertising to justify the directory. However, they are still soliciting advertisers.

REFLECTORS ON CURBS IN THE CENTER ISLANDS ON WINDERMERE BLVD.

Per Hank, all reflectors have been installed.

GRAFFITI ON CUMBERLAND ROAD MONUMENT

Hank obtained a quote, per the Board's request, from Shakleford Masonry to remove the graffiti for the sum of \$900.00. The Board discussed this and decided to TABLE further discussion until all of the Board members can examine the wall and further determine and discuss if the need exists for additional repairs/costs. This was also the recommendation of CASI.

The Board addressed this again after having an opportunity to look at the monument. The Board agreed that any further efforts to remove this graffiti is not cost justified at this time because what little remains is barely visible.

TEAM WITSKEN PROFIT SHARE:

Team Witsken paid \$143.00, reflecting the 'profit sharing' arrangement made with the Board for 2011.

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

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

ADJOURNMENT

This month's Board meeting was adjourned at approximately 8:28pm.





