

WINDERMERE HOMEOWNERS' ASSOCIATION BOARD MEETING

Regular Board Meeting Minutes
March 18, 2019 / 7:00 pm / Hearth at Windermere

1. Homeowner's Open Forum

Erin Rogers and Betsy Kinder attended to discuss Treyburn entrance landscape modification design ideas. Pro Care to be contacted for updated plan and quote consistent with 106th Street/Windermere Pointe entrance.

2. Call to Order

Don Wyatt called the meeting to order at 7:00 pm. Directors present included:

Don Wyatt – President
Mike Brown - Treasurer
Meg Shanley – Secretary
Jim Buell – Voting Member at Large
Jason Luebke - Voting Member at Large

Tracy Barker, Associa Community Manager was also present.

3. Secretary's Report

February 2019 Board meeting minutes were approved.

4. Treasurer's Report

February 2019 Windermere HOA and Swim financials were reviewed and included current operating, reserves, member receivables, prepaid assessments and accounts payable. Motion made and seconded to transfer \$5000.00 from HOA operating reserve account to pool operating cash to pay first 2019 invoice to Pyle's Pools; allowing a buffer in the pool account for utilities until 2019 membership dues cover these expenses.

5. Action Items

Windermere Park - Motion made and seconded to approve purchase of new benches and trash receptacles for the park and basketball and tennis courts. Tracy Barker to obtain quotes on signage for park/basketball/tennis areas for use by Windermere residents only.

Pool - New pool door trim painting is weather pending. 2019 pool membership updates were discussed. Early bird enrollment will be April 1 - May1; open to Windermere residents only; and will be at a cost 25.00 less than regular membership. After May 1 membership will open up to non-residents plus Windermere Dolphins swim team members and will be at full regular rate. 2019 pool membership rates and hours are consistent with those of 2018. Pool bathrooms to be updated along with lighting and coping.

Swim Club - Don Wyatt has been in contact with Windermere Swim Club leader. 2019 member fee will remain as it was in 2018. Leader is to provide HOA with continuous insurance certificate and payment before first time use of the pool. HOA is to be provided a roster of members and their addresses for membership cross reference.

6. Old Business

Windermere received 2500.00 from the Town of Fishers as a result of grant application made by Jason Luebke at the end of January. Dollars approved were for improvements at Springston Ct./Mollenkopf Rd Glenn Abbey entrance only. 96th Street/Woodlands Dr. entrance not approved due to future road work planned on 96th St. by the Town. Work to Springston Ct. entrance must be completed by November 1 and will be consistent in appearance with 106th St./Windermere Pointe entrance.

Mike Brown agreed to contact ASAPs in advance of the summer golf season to discuss Ironwood Golf Course's pond maintenance responsibilities per contract. If necessary Mike will reach out to the Town of Fishers for assistance with Ironwood.

Windermere pond algae/primrose/cattail control was discussed. Board waiting on quote proposal from ASAPs for 2019 pond maintenance. Discussed aeration as a means for algae control at selected pond and potential use on other ponds in the future.

7. New Business

Easter Egg Hunt is scheduled for April 14 in the park. Details to be posted on Windermere website.

Recent high winds resulted in large sections of fencing being blown over along Parkway Drive and Windermere Blvd. entrance. Bids are being obtained for replacement and repair to fencing that will include steel posting vs wood.

Tracy Barker, Associa Community Manager was dismissed from the meeting so the board could continue discussions about performance issues with Associa and to review new management company options. In November 2018, the board began researching and soliciting bids from other qualified management companies. Upon careful review of bid proposals and management contracts, a motion was made to execute a new HOA management contract with Kirkpatrick Management Company then to terminate our management contract with Associa by written notice given no later than March 31, 2019. The vote was unanimously in favor of this motion. The board feels the change to Kirkpatrick Management Company is in the best interest of Windermere HOA, the health of our community and its residents.

8. Adjourn

Next Board of Directors Meeting will be on April 15, 2019 at 7:00 pm at Hearth at Windermere.

Motion was made to adjourn at 8:50 pm; seconded unanimously.

Approved: Meg Shanley, Secretary
Windermere Homeowners' Association