

WINDERMERE HOMEOWNERS' ASSOCIATION

BOARD MEETING

Board Meeting Minutes

March 21, 2022 / 7:00 pm / via Zoom online meeting

1. Call to Order

Don Wyatt called the meeting to order at 7:06 pm.

Directors present included:

Don Wyatt – President (term 01/01/2021 - 01/01/2023)

Erica Wise – Member at Large (term 11/01/2022 - 01/01/2024)

Greg Estell – Member at Large (term 18/01/2021 - 01/01/2023)

Brian Butler – Secretary (term 01/01/2022 – 01/01/2024)

Mike Brown - Treasurer (term 01/01/2021 - 01/01/2023)

Chad Ertel, Kirkpatrick Management Company (KMC) Community Manager

Directors not present: Jason Luebke

2. Review February Minutes

- Report was not available prior to meeting. Brian Butler to submit for approval along with March minutes. Board to work to approve via email.

3. Treasurer's Report:

- Delinquency Report: Reviewed delinquency report – (similar to last month)
- Receivables report – 78 homeowners late as of 2/28 – need update on payments received. Late fee notice went out. \$34,294 late receivables. \$41,496 as of 3/21, is total including additional delinquencies.

4. Management/Vendor Report:

- Landscaping
 - Landscaping bed mulch started
 - KMC putting together entrance RFP for bidders
 - Chaise lounges strap replacement – has two quotes, not sure how many we have to address, would like to look at checking the strap materials, felt last time they did not last more than one season, is there a good / better / best material choice? How long should these last? What is the warranty?
 - Irrigation – need a bid from Scott for valves, no rush to get open
 - Bathrooms – flooring didn't include concession room, we have a couple of bids from flooring companies for review – Colt would likely be Don's choice, based on warranty, Don made a motion to approve, Greg seconded. Bathroom stall partitions – couple of sources for a ceiling hung partition, need to figure installation of this (either KMC or someone else), All-Partitions – Don made a motion to approve pending confirmation of hardware, Mike seconded. Chad has

to check on potential GC to install. Flooring first, then partitions. Need a plumber to remove and reset / rebuild (flappers, floats) existing toilets.

- **Playground**

- Issues with expanded metal on playground equipment – potentially replace the three triangular pieces, would like to replace those (all those failed). Awaiting further discussion and vendor source / supplier.

- **Pool**

- Board reviewed AMI contract – approved 1 year contract. Contract is revised and needs review / approval. The contract we signed was incorrect from AMI. Price is now \$64,345 (was \$63,203). Chad to forward for Don's signature. Board approved revised pricing.

- **Basketball goals**

- Awarded to Indy Outfitters. Need estimated date on the new goals, which will occur prior to resurfacing basketball court.

- **Pickleball/Tennis and basketball court surfaces**

- Work to be completed in late summer due to contractor's schedule. Leslie offers 1 year warranty. Other two vendors do not offer a warranty. Don makes motion for Leslie Coatings, Greg seconds, motion passes. Work to include tennis and basketball.

- **Pond Treatments**

- Ironwood GC was looking for \$1500 for the pond goose control – 50/50 split on cost – board good with this pending copy of bill; we have questions about algae control at the ponds bordering Windermere, would like to agree to this pending good algae control for the ponds.

- **Violation report**

- Sortable report should work so that we can decline selling pool memberships for residents in arrears.

5. New Business

- **Pool membership fees approval**

- Follow previous fee structure, opening / closing dates, open to memberships on April 2. Board approved motion.

6. Next Meeting & Adjournment

Next Board of Directors Meeting will be Monday, April 18, 2022 at 7:00 pm. Unless otherwise noted on the Windermere website, the meeting will be teleconferenced pending COVID-19 situation.

Meeting adjourned meeting at 8:09 pm.

Submitted: Brian Butler, Secretary
Windermere Homeowners' Association