

WINDERMERE HOMEOWNERS ASSOCIATION BOARD MEETING

MAY 12, 2011

The Board meeting was held at the Old National Bank 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:

Brad Farrar     Joe Heinzmann

Sandy Ziraldo     Jeff Tabor

Mitch Schneck

CASI Representative in attendance:

Hank Thompson

MINUTES FROM APRIL 2011

The minutes of the April 2011 meeting were read and amended to show that last month's meeting was called to order at approximately 7:00pm, not 7:00am.

NEW BUSINESS

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

WHOA,INC\*\*:

1. Proposed Agenda;
2. Balance Sheet Report (2 pages);
3. Income Statement Report (4 pages);
4. Delinquency and Prepaid Report (2 pages);
5. Delinquency Summary with Notes Report (6 pages);
6. Check Disbursement Report (2 pages);
7. Account Settlement Report (1 page);
8. General Ledger Journal Listing (1 page);
9. Daily Cash Receipts Report (1 page);
10. Accounts Payable Open Items (1 blank page);
11. General Ledger Report (10 pages);

12. Covenant Summary Report (6 pages);
13. Architectural Control Forms (2 pages);
14. Delinquency Summary with Notes Report (13 pages); and
15. Call/e mail Logs.

WINDERMERE 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 Listing (2 pages);
5. Accounts Payable open Items (1 blank page); and
6. General Ledger Report (5 pages)

\*\*HANK ALSO PROVIDED THE BOARD MEMBERS WITH A CASI CONTACT LIST and POOL EXPENDITURE RECAP FOR 2010

POOL MAINTANCE/MEMBERSHIP/SWIM TEAM/VANDALISM/OPENING UP MEMBERSHIP TO PUBLIC:

1. The pool manager has requested two (2) more sets of tables and chairs for the pool.

**Discussion: The matter was discussed, including conversation that the Board recently approved a capital expenditure for seating this year. Resolved: Hank will ask Jim Lee to submit a price proposal for the requested items, so the Board can full explore the request at the next Board meeting.**

2. Per Hank, there are 107 pool memberships to date. This equates to roughly \$35,825.00 in revenue (to date). By comparison to the same time last year, we are approximately \$6,000.00 ahead in collected revenues related to the pool membership.
3. Per Hank, we have collected \$620.00 from the Swim Team for calendar year 2010 per our agreement with the team. To the best of the Boards knowledge, the swim team is now paid in full through 2010.
4. In accord with our last discussion, the spot lights in the pool area have now been changed to fluorescent. These lights will be on from dusk to dawn, in an effort to reduce the type of prior vandalism we have experienced at the pool earlier this year.
5. The Board will consider opening up membership to non residents of Windermere pending the number of pool memberships received by next month's Board meeting.

CURRENT CONDITION OF THE LANDSCAPING IN COMMON AREAS:

It was brought to the Board's attention by a fellow Board member that certain common areas need to be examined. Specifically:

1. A non functioning street light at or near the intersection of Windermere Blvd. and Glenn Abbey ;
2. A juniper bed with tire tracks running though it at or near the intersection of Windermere Blvd. and Glenn Abbey; and
3. A "mud hole" at the base of the berm most likely caused by lawn mower tracks in the area of 10188 Cheswick.

**Discussion: Hank will check into the non functioning light (hopefully it is just in need of a bulb), and he will also obtain individual quotes for repair and/or replacement of the juniper bed and reseeding of the 'mud hole' in the area of Cheswick noted above.**

SIGN POLE POST: There are 17 sign pole posts in need of repainting. Hank has received three (3) estimates:

1. Otto's: \$75.00 each
2. The Sign Shop: \$100.00 each
3. CASI: \$160.00 each

**Discussion: the Board discussed the issue and agreed this painting was necessary for the benefit of the residents of Windermere. A Motion to have Otto's do the painting was made and seconded. The Motion carried unanimously. Resolved: Otto's will be engaged to do the painting of the needed sign pole posts.**

TREE REMOVAL: Hank has checked on the costs of tree and stump removal. The costs for the ones we have received complaints about include:

1. Three (3) behind 10577 Greenway: \$500.00---Stumps: \$175.00
2. Two (2) behind 11085 Innesbrook: \$552.00---Stumps: \$160.00
3. One (1) behind Cumberland Road entrance: \$175.00---Stump: \$70.00.

Additionally: Hank has recommended the Board install one (1) 6-7 foot Norway spruce behind 11085 Innesbrook (behind Windermere Blvd.): \$575.

Further: There will be more to remove. Hank will complete an inventory and then obtain a quote for the remainder of the tree removal/replacement.

**Discussion regarding tree removal: The Board discussed the issues around tree and stump removal. The Board generally agrees the six (6) trees noted above, along with the stumps, need to be removed and one (1) replacement spruce is necessary to fill a gap left behind after removal of the two (2) trees along Innesbrook.**

**Discussion regarding costs: The quotes above were provided by Pro Care. Hank has agreed, per Board request, to obtain a second quote for comparison. Once the second quote is obtained, it will be e mailed to the Board so the removal and planting can take place as soon as possible (weather related concerns).**

ACC COMMITTEE: One of the ACC members is moving from the neighborhood. Another member has been inactive in the committee. We have someone willing to chair the committee, and he is looking for replacements. He would like to have notice posted on the pool bulletin board.

**Resolved: The Board has no objection with posting at the pool bulletin board.**

PARKWAY ENTRANCE/DOWNED FENCING: Prior to this month's meeting, on May 2, 2011, Sandy Ziraldo sent an e mail to Hank and the Board regarding two (2) concerns addressed below:

Concern #1: Sandy has been getting calls on some old flower beds where new trees and fencing was replaced along Parkway Entrance. E Mail Response: Per Hank: Prior to the May meeting, Hank advised Pro Care is aware of the situation and is working on it, hopefully to be completed by the May Board meeting.

**Discussion: Hank advised that Pro Care is going to spray the weeds this week and work on the Parkway appearance (i.e. additional seeding). Much of this work has been delayed due to the enormous amount of rain we have received this spring.**

Concern #2/Question for the Board: Also in her e mail, Sandy advised the Board of a portion of fencing which has fallen between Heritage Green and Woods Edge, approximately behind 10513 Greenway Drive. The question was "How are we going to handle the fence when it falls down"? General Response: Per Hank, CASI has already repaired several sections of the fencing this year. There were a couple of e mail responses to this inquiry, and generally the question was tabled until the meeting.

**Discussion: The Board discussed the issue of downed fencing at length. The first issue which was addressed what w/n it was the responsibility of WHOA, INC's responsibility to repair/replace/remove downed fencing. It was understood and agreed that in fact, downed fencing in the common area was in fact a WHOA, INC./CASI/Board issue and concern. Per Hank, currently we repair, if possible, any downed fencing, when it is brought to the Board's attention.**

**The second discussion included the need for a protocol on how to handle this downed fencing, and at the same time, develop a protocol for handling downed fencing in the future, as this will continue to be an issue/concern for the Board. There are no simple answers to this hotly debated issue. A Motion to table the issue pending further consideration was made. Further discussion took place. The issue is the current status of the fencing and w/n it all needs to be (A) Taken down completely, (B) Replaced completely, or (C) Mended 'as needed'. Several other options were discussed. The Original Motion was seconded (Table), and carried unanimously.**

**A third discussion was had about an existing downed fencing in the area of 10513 Greenway. A Motion was made to remove that section of downed fencing. That Motion carried unanimously.**

#### OLD BUSINESS

ADVERTISING ON THE WEB SITE: Associa, the parent company who manages our web site ([www.windermerehoa.net](http://www.windermerehoa.net)) doesn't monitor advertising, rather they simply post what the Board requests or approves as content. A Motion was made to charge \$25.00/quarter, based upon the web site designer's recommendation of size. The Motion was seconded, and carried unanimously.

TENNIS CRACK REPAIR: This project should be completed within the next two (2) weeks.

SIDEWALK REPAIRS/11042 WINDERMERE BLVD.: Hank met with XXXXXX XXXXXXXXXX, XXXXXX Windermere Blvd, about concerns with her neighbor, who is also a renter. Hank had previously discussed the sidewalk situation and Fisher's response (see minutes April 2011). Per Ms. XXXXXXX, the renters have relocated and told her the owners were going to repair the property and then sell it.

**Resolved: Based upon this information, the Board took no action.**

ARBROVITE REPLACEMENT: Per Hank, we are still looking into something that will be heartier and not require future replacement for the location. This should be resolved by the next Board meeting.

#### NEXT BOARD MEETING

JUNE MEETNG: As discussed earlier via e mail correspondence between Hank and the Board, the June Board meeting is now/newly scheduled for Wednesday, June 15<sup>th</sup>, at 7:00pm at the Old National Bank Building.

Note: The Board is to consider for next month's meeting (among other topics):

1. Semiannual letter to residents with updates/positions to be filled (i.e. ACC);
2. Posting the minutes on the web site; and
3. Ongoing fence debate

#### ADJOURNMENT

The meeting was adjourned at approximately 8:44 pm.