

## **WINDERMERE HOMEOWNERS ASSOCIATION BOARD MEETING**

May 10, 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 7:10pm.

Board members in attendance:

Mitch Schenck   Jeff Tabor   Erik Trella

Joe Heinzmann (did not participate---arrived after meeting was adjourned)

CASI Representative in attendance:

Hank Thompson

### **MINUTES FROM APRIL 2012 MEETING**

The minutes of the April 12, 2012 Board meeting were read and approved.

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

On April 25, 2012, Hank advised that the pool was drained; and following the draining, the plaster damage was more extensive than a patch, which was previously discussed by the Board. There is an area 30' x 27' where the plaster is coming loose from the concrete. It needs to be removed, a binder applied and then re-plastered. Anthony's Pool Renovations can do the job in one day for \$5,800 which is a comparable price to two other pools Hank had completely re-plastered this year. The existing plaster can't sit for an extended period because it can dry out and start cracking. Hank requested immediate authorization to proceed with the repairs or we can't open the pool this year.

Mitch, Jeff, and Erik advised Hank to proceed with the repairs as there seemed to be no other option. Joe agreed that repairs should be made, but requested competitor bids from at least the two firms. Sandy abstained.

#### **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 thru May 8, 2012 (22 pages);
3. Covenant Summary Report (7 pages);
4. Architectural Control Forms (2 pages);
5. Windermere Call Log (3 pages);
6. Balance Sheet Report (1 page General and 1 page Reserve);
7. Income Statement Report (4 pages);
8. Delinquent and Prepaid Report (2 pages);
9. Check Disbursement Report (3 pages);
10. Account Settlement Report (1 page);
11. General Ledger Journal Listing (1 page);
12. Daily Cash Receipts Report (4 pages);
13. Accounts Payable Open Items (1 blank page);
14. General Ledger Report (12 pages);
15. Fence Repair History/Cost history 3/1/11-4/11/12 (1 page); and
16. Plat map of Windermere Proper.

WINDERMERE SWIM AND TENNIS CLUB:

1. Balance Sheet Report (1 page);
2. Income Statement Report (2 pages);
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).

LIGHT POLE ON WINDERMERE BOULVEARD BETWEEN FAIRWOODS AND MUIRFEILD

This light pole has been hit again, but is not broken. However, it is leaning/tilted. This intersection/island seems to have a lot of recurring damage. Hank proposed placing boulders in this area to help prevent damage such as this from occurring in the future. Estimated costs for the boulders are:

Maintenance Services: \$660.00

ProCare: \$572.00

The Board discussed this proposed expenditure. In light of the fact that we have a \$2,500.00 deductible which must be satisfied each time an insurance claim is submitted with this type of

damage, and the fact that this area seems to be prone to damage, the Board made the following MOTION:

**A MOTION to accept the bid of ProCare to place boulders in this area for \$572.00 was made, SECONDED, and CARRIED unanimously. RESOLVED, CASI will employ the services of ProCare to place boulders in this area**

\*\*\*NOTE: CASI will also continue to explore the possibility of reflective cross hatched sign at this area with the town of Fishers.

#### INTERSECTION OF WINDERMERE AND MOLLENKOPF:

There is some concern about the landscaping in the three (3) corners of this intersection. Some of the landscaping is in need of replacement. Hank has discussed this with ProCare who bided the project at \$8,085.00. The Board members present believed this to very expensive proposition. The Board members will investigate the landscaping at this intersection and address the need for new landscaping at the next Board meeting.

#### POOL MEMBERSHIPS:

Hank advised the board we currently have 128 pool memberships to date, which is on course with last year's total membership at this time. Last year we had approximately 200 memberships by the end of the season.

#### POOL REPAIRS:

The pool repairs (see above e mail communication) have been completed. Mitch inspected the pool before the repairs were made and agreed the repairs were necessary.

While at the pool, Mitch also discussed with Jim Lee what Jim believed was needed for pool area updates. Jim Lee renewed his request for new chairs and tables. The Board believes this additional proposed cost was something that could be addressed this fall, when perhaps, pool chairs and tables might be on sale. Per Hank, there is ample storage in the pool house should the Board agree to purchase new chairs or tables in the fall for storage until next spring.

Jim Lee also suggested an OPEN HOUSE, sponsored by the Board, be considered to bring attention to the pool area and potentially attract new members. The members of the Board believed it was too late in the season to plan such an event, but will keep an open mind for such an event next year.

POSTING OF BOARD MEETING MINUTES:

Mitch will update the web page with the current (approved) minutes as soon as practicable.

**III. OLD BUSINESS**

FENCING

Hank obtained estimates for removing/replacing/seeding the fencing line from Heritage Green lots 56-58 (approximately) and Woodlands lots 51-61 (approximately). The estimates are:

**ProCare:** \$10,149.00, which includes repair and seeding

**Awards Fencing:** \$1,533.00 IF they install replacement fencing (no seeding and no repair). \$9,453.50 plus tax for new fencing.

**Maintenance Fencing:** \$4,038.00 for removal and seeding

Hank also provided the following information as ‘food for thought’ in the fencing conversation:

**1. Fence Repair History:**

Per Hank, There were six (6) repairs in 2011 and three (3) repairs through April 2012. The cost history is:

1. 2010: \$4,053.00
2. 2011: \$8,860.00
3. 2012 (THROUGH APRIL): 3,612.00

**2. Dues/Reserve history:**

YEAR	DUES	RESERVES	TRASH	BEGINNING RESERVE BALANCE
2007	\$310.00	\$2.55	\$107.00	\$214,080.00
2008	\$355.00	\$2.55	\$107.00	\$119,385.00

2009	\$335.00	\$9.00	\$107.00	\$123,954.00
2010	\$320.00	\$24.27	\$120.00	\$109,937.00
2011	\$320.00	\$60.50	\$120.00	\$94,903.00
2012	\$320.00	\$47.58	\$120.00	\$142,108.00 (\$194,000.00 currently)

**DISCUSSION: The Board discussed the fencing issues again, but only generally because there were only three (3) Board members present during the meeting. The Board was pleasantly surprised by the historical annual costs of fencing repair, which fell below the line item budget of \$10,000.00 annually for years 2010-2012. Replacement costs were also discussed which seemed reasonable for this proposed limited area. The Board also contemplated if replacing small sections of fencing such as this would be reasonable on an annual basis, with the Board members in future years determining which section(s) of fencing should be replaced each year. The Board had discussions on weather to consider a proposed MOTION to increase the 2013 budget for fencing repairs, ASSUMING it was with a MOTION that retained earnings (monies not used in fencing repairs) fall directly into the reserve funding for future fencing replacement costs. Depending on the financial situation or WHOA, INC. at the time the budget is addressed. This may be an option to that keeps annual dues stable and funds for future/ongoing fencing replacement/repairs. The DISCUSSION was TABLED at this point until the entire Board could discuss these options further.**

**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. We have met the deadline for submitting our request and Hank has sent an e mail requesting an update on the status of our request.

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

The Board scheduled next month's Board meeting for the June 14, 2012 at the Old national bank Building beginning at 7:00pm.

**ADJOURNMENT**

This month's Board meeting was adjourned at approximately 7:55pm.







