

## WINDERMERE HOMEOWNERS ASSOCIATION BOARD MEETING

May 9th, 2016

The Board meeting was held at CASI / Associa headquarters in Carmel, IN. The meeting was called to order at approximately 6:50pm.

Board members in attendance:

Rob Newton    Don Wyatt    Mike Shanley    Tom Rosta

CASI Representative in attendance:

Dana Stout

### I. Homeowner's Open Forum

One of our residents asked to come and present some concerns and ask questions regarding WHOA covenant topics such as: 1) Clarity regarding how some sections of the covenants are/were written 2) Mailboxes – repair 3) Lighting standards 4) Parkway trees 5) Architectural Review Committee

***DISCUSSIONS: The Board is always interested in hearing the concerns of the Windermere residents as they apply to the HOA and welcome any constructive criticisms, or suggestions, to help make Windermere a better place to live. 1) The Board will plan to look into wording of the covenants and make minor corrections / changes to any of the content that may be grammatically incorrect or outdated. 2) The Board is planning on updating the [www.windermerefishers.com](http://www.windermerefishers.com) website to include information regarding the exact color of our mailboxes thus making it easier for residents to properly maintain their mailboxes. Additional information will also likely be provided should a more significant repair be necessary. 3) Additional information will also be placed on the HOA web site in regards to homeowner lamp posts (standards and vendors) 4) While the HOA has covenants to follow regarding trees, the City of Fishers can override those recommendations. As we've had issues with certain species of trees, the City's recommendations for what they consider acceptable to plant in a parkway may change from year to year. 5) The ARC review process was discussed from beginning to end. There was some discussion about possibly trying to create a more 'user-friendly' application process, guidelines, and approval process thru the above mentioned website. We will be looking discuss this further at a meeting in the near future.***

### II. Secretary's Report

Minutes from the previous HOA meeting were unanimously approved via email shortly following the previous meeting.

### III. Treasurer Report

Homeowner delinquency report was reviewed.

***DISCUSSIONS: The Board reviewed the current Delinquency and Prepaid Report for Windermere HOA. HOA dues are critical for maintaining our neighborhood, as well as our homes property values. At this point, being severely past due, homes that have not made some type of payment arrangement have been sent to our collections attorney.***

#### **IV. Management Report**

HOME MAINTENANCE CONCERNS: There have been some concerns about a particular home in the neighborhood. Numerous letters have been sent asking the homeowner to correct the violations with limited, if any, response.

***DISCUSSIONS: The Board wants everyone to maintain their homes to the standards set forth in our covenants. This helps improve/maintain our property values and ensures that we are being good neighbors to those around us. As it pertains to this matter, the lack of a response by the homeowner to the numerous concerns addressed put the Board in a position to have to take more action. Therefore, a MOTION was made to have our attorney send a final letter requesting action, or offering mediation, before legal action is started. The MOTION was seconded and carried unanimously.***

IRRIGATION CONCERNS: The Board reviewed bids to maintain our irrigation systems for 2016.

***DISCUSSIONS: The Board reviewed the bids provided but felt that additional information regarding hourly rates for future repairs might possibly affect our decision. Therefore, a MOTION was made to hire Walker Irrigation to maintain the Windermere Irrigation for the calendar year 2016. That MOTION was seconded and carried unanimously pending a review of hourly work rates for future repairs. Shortly following the meeting, said information was provided and the MOTION officially carried unanimously.***

#### **V. Old Business**

POOL PARKING LOT CONCERNS: The parking lot has been resurfaced and has new parking lines painted.

POOL CONCERNS: The pool has been polished on the shallow end to help prevent 'raspberry toes'.

FISHERS GRANT UPDATES: There hasn't been any news yet regarding our grant application for funding to modify our 106<sup>th</sup> street entrance to the neighborhood. We are expecting word soon.

LANDSCAPE CONCERNS: Lately there have been some questions about the maintenance and/or removal/replacement of trees on private property that are located on Windermere landscape easements. We are looking into the matter and having legal try to provide us with some clarification on the matter before addressing any landscape concerns in those areas.

MONUMENT CONCERNS: Phase one of monument repairs is complete. Additional phases are slated for completion in near future fiscal years.

FENCING: The 2016 fence project is now complete.

## **VII. New Business**

ARCHITECTURAL CONCERNS: As discussed above under 'Homeowner's Open Forum'.

HOA BOARD CONCERNS: Robert Orr will be leaving the Board but will remain actively involved on the Architectural Review Committee to help close out some complicated ongoing projects and to help any new members to the committee. The Board is actively seeking a replacement for Robert's vacated position until our next Annual Meeting. While not mandatory, we are most interested in getting a representative from Glenn Abbey Village or Place, Heritage Green or Lakeside Green. These neighborhoods currently do not have a board representative. Any homeowner interested in volunteering as a board member should contact the management company for more details and can do so through the [www.windermerefishers.com](http://www.windermerefishers.com) website.

## **VIII. NEXT MONTH'S MONTHLY BOARD MEETING**

The next Board meeting will be held on June 13th, 2016 at TBD, at 7:00 p.m.

## **ADJOURNMENT**

This month's Board meeting was adjourned at approximately 9:00 pm.