

WINDERMERE HOMEOWNERS' ASSOCIATION

BOARD MEETING

Board Meeting Minutes
May 17, 2021 / 7:00 pm/ Teleconference

1. Call to Order

Don Wyatt called the meeting to order at 7:05pm.

Directors present included:

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

Mike Brown - Treasurer (term 01/01/2019 - 01/01/2021)

Jason Luebke - Member at Large (term 01/01/2021 - 01/01/2023)

Erica Wise – Member at Large (term 11/01/2020 - 01/01/2022)

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

Tony Scott – Secretary (term 01/01/2020 - 01/01/2022)

Chad Ertel, Kirkpatrick Management Company (KMC) Community Manager

Guests: None

Absent members were: None

1. Trampoline Requests and emails.

- Chad stated there have been a number of residents complaining regarding the recent notices concerning removal of trampolines.
- Don stated that this is covered in the covenants. Discussion progressed with Greg & Tony commenting that as some of these items were over 10 years in age then perhaps this would be a time to change the covenants covering this issue.
- Discussion was completed and Greg & Tony will provide stipulation points, including: Agree to maintain; submit a retrospective request including positioning, secured, agree to accept responsibility if damage caused by trampoline due to inclement weather (high winds, etc.)
- Chad will send a letter to those homeowners with requirements.

2. Review April 2021 Minutes

- April 19th Minutes: Don motioned; Jason seconded & approved by all.

3. Treasurer's Report:

- Delinquency Report:
 - Chad noted items as per delinquency report provided. Notices will continue prior to turning over to collections though allowance will be given for smaller amounts owed due to issues over the past year from COVID.
- Treasurer's report
 - Financials Reviewed:

4. Management/Vendor Report:

- **Grounds:**

- **Landscaping**

- Continued complaints from neighbors about the overall state of the landscaping. Patrick has handled issues as they have come up. Labor shortages provide current issues for the company, Chad has been ensuring owner of company is aware of the current issues. Majority of complaints appear to be from East side of Mollenkopf road. Given this is the Spring period, Chad will continue to monitor and chase up any complaints. Erica did note that grassed areas in the Treyburn area is suffering from weeds.

- **Pool**

- Coping is complete. Don commented that he was not impressed especially concerning the mess left by the contractors in the pool. Additionally the shape of the coping has changed to being flat on the pool side, as opposed to being raised on pool side. Greg mentioned that the color appeared slightly darker. Chad noted the actual fill is premixed and might lighten up once it has dried fully.
- Thomas Cabling cannot do the job of replacing the pool lights. Don stated that currently lights are on back-order, and Matt will be completing an inspection and possible fitting of lights in due course.
- Don said pump & drain covers have arrived, and AMI will fit the new covers and frames. The pool has been pressure-wash cleaned and commence filling the pool soon.
- Fishers Health Dept. stated 100% occupancy for this season. Though they recommend continued cleaning per COVID requirements (wiping and spraying touch points areas of the pool & equipment), discussion by board, no additional cleaning required this year.
- Judy Vigus called and asked if owner from Lake Stonebridge could have a pass. Don stated no change to list already published.

- **Irrigation**

- Nothing to report.

- **Special Projects**

- Express painting approved for pool house and will pressure wash and then paint all except stalls.
- State Farm finally send a check for \$2,100 to cover all charges for hit & run accident last year.

- **Ponds**

- Algae is now being treated weekly. No complaints from homeowners. Chad met with mark Thompson and Golf Club will provide a report each time they treat

- **Architectural Review**

- Nothing to report.

- **Violation Log**

- Attached for review.
 - 10012 Ashbury Cir. still has a 6' fence. Attorney is advising if he has not submitted a request to file suit against him. It's the last option. Greg asked if anyone had spoken to the person directly, and Chad stated 'no' and there has been no response to letters. Don stated that perhaps the owner may not be getting the letters. Chad will look to make direct contact with him, confirm that he has received the letters and provide him with what happens next if no response.
 - Greg brought up the issue with a couple of derelict vehicles in driveway of a property in Woods Edge, Chad will follow up and determine what the situation is and how best to resolve.
- **Maintenance Report**
 - Tennis court nets are up
 - Getting pricing for basketball goals.
 - Erica stated that the volleyball nets & posts require some attention. Chad will review and action this.
 - **Misc.**
 - Don is liaising with MetroNet representative for Pool are internet access.
 - Erica and Jason will get together concerning the Governors Lane entrance project and email out the three bids to board members to vote on proposed contractors.

5. Delinquency & Violations Report

- **Delinquencies**
 - Discussed & Reviewed as per Treasurers report (Item 3).
- **Violations**
 - Chad provided details of separate accounts violations together with remedial actions and negotiations.

6. Old Business

- **Tennis Courts:**
 - Damage being caused by youths and also usage by non-residents. Don noted that a degree of the original signage was either missing or damaged and needed to be replaced.
 - Additionally, require locks on gates with key code, with a sign-up and 'purchase' (0 dollars) by homeowners, and once verified they are provided the key code.
 - Board members agreed with both proposals. Don further stated he would ask Fishers Patrol keep an eye on the location, who have looked favorably towards the HOA efforts.
- **Mulching:**
 - Don asked Chad to follow up on mulching.

7. New Business

- **Miles Furnish, David & Lynn Brown – tree removal / replacement.**
 - Chad will take a look and determine requirements.
- **Loud Neighbors:**

- Erica brought up the issue of neighbors who have installed speakers across the lake and are playing music very loud and disturbing the neighborhood. Music carries on from noon through midnight. Greg suggested possibly one of those being disturbed could approach the occupants and ask them to reduce the noise in the first instance. If unsuccessful then perhaps the BOD should look to send a letter. Chad stated there is a 'quiet' clause in the covenants.
- **Pool Passes:**
 - Saturday May 29th, 11AM through midafternoon, can Board members cover handing out the pool passes please.
 - Greg can cover 11am through 1pm, Erica and Tony will cover 1pm through 3pm
 - Chad will liaise with Marci, and deal with processing applications plus payments, and stuffing the envelopes.
 - Current subscriptions stand at around 199 Families,

8. Tony Announcement

- Tony stated he was due to move out of the area in mid-late July and is therefore required to resign the board following the June/July Meeting.

No further business.

9. Adjourn

Next Board of Directors Meeting will be on June 21st, 2021 at 7:00 pm. Unless otherwise noted on the Windermere website, the meeting will be teleconferenced pending COVID-19 situation.

Don adjourned meeting at 8:12pm.

Approved: Tony Scott, Secretary
Windermere Homeowners' Association