

## WINDERMERE HOMEOWNERS ASSOCIATION BOARD MEETING

November 12<sup>th</sup>, 2015

The Board meeting was held at a local Fishers restaurant

Board members in attendance:

Robert Orr     Robert Newton     Mike Shanley     Don Wyatt

CASI Representative in attendance:

Dana Stout

### I. **NEW BUSINESS**

SIDEWALK CONCERNS: Significant sidewalk issues need to be addressed on some of the common areas, particularly on Mapleton court.

***DISCUSSIONS: The Board discussed reviewed bids from different contractors to perform the sidewalk repairs. A MOTION was made to have AOC proceed with the sidewalk repair and that MOTION was seconded. The MOTION carried by unanimous vote.***

WHOA ANNUAL MEETING RESIDENT CONCERNS: In addition to the findings of the Reserve Study Analysis and the need to increase annual dues, some homeowners raised questions about being able to organize / manage more community events for the residents of Windermere. Some events might require some financial backing while others would require little, if any, support.

***DISCUSSIONS: The Board feels that doing more to support 'sense of community' within the Windermere neighborhood through various monthly, or seasonal, events would likely serve to enhance the overall quality and feel of Windermere. Given that certain logistics need further consideration, the issue was tabled pending further discussion.***

DELINQUENCY REPORT CONCERNS: Due to a variety of reasons, some addresses still carry a significant balance on their HOA dues. Likewise, because of certain legal circumstances surrounding some of the properties, collecting dues would be nearly impossible.

***DISCUSSIONS: The Board would obviously like to collect 100% of annual dues from all homes within Windermere, as said funds are used to maintain, and enhance, the quality of our neighborhood. As stated above, sometimes certain extenuating circumstances prevent us from being able to collect dues from some addresses/homeowners. The Board closely examines each of these situations to determine which balances need to be maintained, and which need to be written off. A***

***MOTION was made to write off balances of five homes in bankruptcy and two in foreclosure, and that MOTION was seconded. The MOTION carried by unanimous vote.***

CASI MANAGEMENT REPORT: Dana Stout, 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;
3. Covenant Summary Report;
4. Architectural Control Forms;
5. Windermere Call Log;
6. Delinquent and Prepaid Report;
7. Check Disbursement Report;
8. Account Settlement Report.

CALL/E-MAIL LOG:

The Board reviewed the number of calls and e-mails from homeowners to CASI and reiterated the importance of Dana and CASI to respond in a timely manner. The Board reviewed the responses and determined that CASI had properly responded to the concerns.

**II. OLD BUSINESS**

MAILBOX CONCERNS: Some have expressed an interest in knowing the mailbox post color that is approved for the neighborhood. The Board will attempt to have this posted on the WindermereFishers.com website.

MONUMENT CONCERNS: A plan is being formulated to inventory the status of the various monuments throughout the neighborhood and develop a plan to address the most pressing issues first. Safety of the residents will be the top priority if any monuments are deemed unsafe.

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

The next Board meeting will be held on December 21st, 2015 at TBD location at 7:00 p.m.

ADJOURNMENT

This month's Board meeting was adjourned at approximately 9:50 pm.