

WINDERMERE HOMEOWNERS ASSOCIATION BOARD MEETING

October, 13, 2011

The Board meeting was held at the Old National Bank Building located at 116th and Cumberland road in Fishers, Indiana. The meeting was called to order at approximately 7:05pm.

Board members in attendance:

Brad Farrar Sandy Ziraldo
Jeff Tabor Mitch Schenck

CASI Representative in attendance:

Hank Thompson

MINUTES FROM SEPTEMBER, 2011 MEETING

The minutes of the September, 2011 Board meeting were read and approved.

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

There were no e mail communications between the Board members of any consequence since our last Board meeting.

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. Balance Sheet Report (2 pages);
3. Income Statement Report (4 pages);
4. Delinquency and Prepaid Report (2 pages);
5. Delinquency Summary with Notes Report (8 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 (11 pages);
12. Covenant Summary Report (8 pages);
13. Architectural Control Forms (2 pages);and
14. Windermere Call Log (2 pages).

WINDERMERE SWIM/TENNIS CLUB:

1. Balance Sheet Report (1 page);
2. Income Statement Report (2 pages);
3. Check Disbursement Report (1 page);
4. General Ledger Report (5 pages);
5. General Ledger Journal Listing (1 page);and
6. Accounts Payable Open Items (1 blank page).

UPCOMING ANNUAL MEETING

The annual meeting is scheduled for Monday, October 17, 2011. It is to start promptly at 7:00pm.

(A) ELECTION OF BOARD OF DIRECTORS:

There are three (3) Board of Director positions up for election at the Annual Meeting. Jeff Tabor, current Board member who took over the Board position from resident Steve Guyler (who could not fulfill the obligation due to other pressing matters), Brad Farrar, current Board member, and Mitch Schenck, current Board are currently the only 'official nominees'.

(B) PROPOSED 2012 BUDGET

The proposed 2012 budget was prepared using the services of a reserve study with recommended contributions to each line item. The Board reviewed the proposed budget

in detail. There was much debate about potential future capital expenditures---perhaps as early as 2012---that will 'tap into' the current reserve funding. Although the majority of the Board believes the current reserve funding is adequate, the projected costs of the future capital expenditures are not sum certain. Following that debate, many line item conversations took place, including the following:

DISCUSSION: LANDSCAPING: The Board recommends the continued use of the landscaping services from Pro Care. The Board feels that Pro Care has done a good job this past year with all services rendered and their bid was in line with the others received. There have been little or no complaints from the residents of Windermere about the Pro Care services, including mowing and trimming. Hank agreed to go to Pro Care and determine if they would slightly reduce their bid. In the meantime, Hank will leave the budget line item for landscaping "as is" which covers their current projected bid for landscaping.

DISCUSSION: DUES/RESERVES: The Board debated this issue at length. One proposal was to keep the annual household dues at their current rate of \$440.00/year (includes \$120.00/household for trash removal). Under this proposal, and in line with the 2012 proposed budget, at least \$48,468.00 would be net income to WHOA, INC. and would increase the reserve balance by a like amount, assuming no extraordinary/under budgeted expenditures for 2012. A second proposal was to increase the annual household dues by 10.00, or \$450.00/year (includes \$120.00/household trash removal. Under this proposal, and in line with the 2012 proposed budget, approximately \$59,000.00 would be net income which would increase the reserve balance by a like amount, assuming no extraordinary/under budgeted for 2012. A MOTION to accept proposal number 1 was made and seconded. The MOTION did not pass. Further discussion on the issue ensued. A SECOND MOTION was made to accept proposal number 1 and said MOTION was seconded. The SECOND MOTION carried 3-1. RESOLVED: The proposed budget for 2012 was amended and approved (no additional reserve funding over the net income described above in the First proposal) and the 2012 dues for 2012 will remain \$440.00---the same as the past three (3) years.

9932 WOODS EDGE DRIVE

The WHOA, Inc.'s attorney has sent a letter to this address regarding the lack of maintenance of the lot and residence at this address. To date, the homeowner advised the attorney and CASI that he had cleared much of the debris from the drive and the lawn has now had some treatment. Additionally, the homeowner advised many of the shrubs had been trimmed and the beds weeded. Finally, the

homeowner advised he is looking to have the residence caulked and painted in the foreseeable future. Unfortunately, a recent inspection of the property reveals the property is still in need of some attention. Hank and the attorney will continue to monitor and keep the Board apprised of the status.

POLE LIGHT ON ISLAND AT INTERSECTION OF WINDERMERE BLVD. AND MUIRFIELD

This pole light has once again been damaged---presumably by being struck by a motor vehicle travelling at a high rate of speed. Hank has reported this loss to the Fishers Police Department and also reported an insurance claim to our insurance carrier. We have a \$1,000.00 deductible through our insurer for this loss. Hank will monitor and advise the board how the insurance claim is proceeding.

STREET TREES

Many of the street trees in Windermere Proper are in need of replacement for a variety of reasons. Hank provided the Board with a ten (10) page summary of approved street trees published by the Town of Fishers/Urban Forestry Program.

DISCUSSION: The Board reviewed the Town of Fishers Urban Forestry Program's Approved Street Trees List. In an effort to keep uniformity throughout Windermere Proper, the Board made a MOTION to recommend (when) homeowners replace street trees they do so with either Red Maple or Sugar Maple, which are both approved street trees, AND to remind residents of Windermere that the replacement tree must be at least two (2) in diameter when planted. The MOTION carried unanimously.
RESOLVED: It is the recommendation of the Board when street trees are replaced by the homeowners, they are replaced with Red or Sugar Maples which are at least two (2) inches in diameter.

CROSSWINDS AND WINDERMERE BOULEVARD

Hank advised a Windermere resident was concerned about the landscaping around the brick wall at this intersection. Per Hank, some of the barberries are dying and in need of replacement. Hank will speak with Pro Care and see that the dead ones are replaced this fall. There were some additional concerns about the ornamental grass in this area. The grass will be inspected by the Board and discussed at next month's Board meeting.

III. OLD BUSINESS

MAILING TO THE COMMUNITY

The Newsletter was sent to the residents of Windermere along with the annual meeting notice, which is scheduled for Monday, October 17th at 7:00pm.

POOL HOUSE PAINTING

Per Hank, the pool house scheduled repainting has been completed.

Additional \$3,900.00 contribution was needed to cover the pool costs this year, which includes the pool house painting.

TREE REMOVAL AND STUMP GRINDING

The Board had previously approved Hank's request to transfer funds previously budgeted for landscaping to be used for replacing the damaged/downed trees due to recent heavy storms in Windermere Proper. Per Hank, removal of all trees and stump grinding is now completed. Ten (10) five (5) to six (6) fee replacement trees installed last week as well.

ACC COMMITTEE

As of last meeting, Hank had been unable to contact the only ACC committee volunteer submitted to him.

VI. WINDERMERE HOMEOWNERS ASSOCIATION ANNUAL MEETING

The meeting is scheduled for Monday, October 17, 2011 at 7:00pm sharp. Unfortunately, President Brad Farrar will be out of the country and unable to attend. VP Heinzmann will preside at the Annual Meeting.

IV. MONTH'S MONTHLY BOARD MEETING NEXT

The Board scheduled next month's Board meeting for the second Thursday of November, which would be **November 10, 2011** at the Old national bank Building beginning at 7:00pm

ADJOURNMENT

This month's Board meeting was adjourned at approximately 8:40pm.

