

## **WINDERMERE HOMEOWNERS ASSOCIATION BOARD MEETING**

October 11, 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 7:14pm.

Board members in attendance:

Mitch Schenck Erik Trella Sandy Ziraldo

CASI Representative in attendance:

Hank Thompson

### **MINUTES FROM SEPTEMBER 2012 MEETING**

The first amended minutes of the September, 2012 Board meeting were read and approved.

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

There were no general e mail communications between the Board and/or CASI since the September, 2012 Board meeting other than request from Jeff Tabor to discuss Steve Lock Complaint. Hank agreed to pick up the complaint letter pace due to multiple offences.

#### **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 (11 pages); Delinquencies are looking much better, we budgeted 4% and we are much lower.
3. Covenant Summary Report (6 pages);

4. Architectural Control Forms; Discussed application request for full court basketball court. Agreed it didn't meet the "architectural standard of the neighborhood."
5. Windermere Call Log;
6. Balance Sheet Report;
7. Income Statement Report;
8. Delinquent and Prepaid Report;
9. Delinquency Summary with Notes Report;
10. Check Disbursement Report;
11. Account Settlement Report;
12. General Ledger Journal Listing;
13. Daily Cash Receipts Report;
14. Accounts Payable Open Items
15. General Ledger Report

WINDERMERE SWIM AND TENNIS CLUB:

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

2012 WINDERMERE POOL/TENNIS CLUB

Hank reviewed various improvements needed to the pool including resurfacing and tiling. He provided a number of bids.

**A MOTION to accept the proposed bid from Anthony's for \$24,300 was made and SECONDED. The said Motion carried.**

HOA DUE

There was a discussion to raise HOA dues mainly because of increased cost of trash pick up. In addition dues had not been raised for a number of years.

**A MOTION was made to raise dues by \$10 a year. An additional discussion was made regarding the impact of that size increase. An additional Motion to raise dues by \$5 a year was seconded and carried.**

HOA BUDGET

The 2013 HOA Budget was discussed.

**A MOTION was made to accept the 2013 budget and was seconded. The said MOTION carried.**

**III. OLD BUSINESS**

FENCING:

The Board again discussed to fence issue throughout the subdivision. The general consensus is we continue to budget for maintaining and repairing the fences. We also discussed adding additional trees and landscaping around the current fences with the future expectation of not having to repair and replace said fences when the landscaping is an acceptable alternative.

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

The Board scheduled next month's Board meeting for the November 13, 2012 at Fishers Town Hall beginning at 7:00pm.

ADJOURNMENT

This month's Board meeting was adjourned at approximately 8:10pm.





