

WINDERMERE HOMEOWNERS' ASSOCIATION BOARD MEETING

Meeting Minutes

October 15, 2018 / 7:00 pm / Hearth at Windermere

1. Homeowner's Open Forum

Homeowner from Treyburn section of Windermere in attendance to discuss updates to issues with golf course maintenance of land along property lines. Member of Fishers Town Council met with Mark Thompson (golf course owner) and was able to secure a commitment from Mr. Thompson that Ironwood would mow and maintain land along Treyburn property lines for the next year.

2. Call to Order

Meg Shanley called the meeting to order at 7:19 pm. Directors present included:

Mike Brown - Treasurer
Meg Shanley – Secretary
Jim Buell – Voting Member at Large

Dana Stout, Associa Community Manager

Absent:

Don Wyatt – President
Brian Dell – Vice President
Jim Wilson – Non-Voting Member at Large

3. Secretary's Report

September 2018 Board meeting minutes were reviewed. Minutes approved for posting on Windermere website.

4. Treasurer's Report

Financial report for September 2018 HOA and pool was for review and discussed. The Board reviewed current Operating, Reserve, Members Receivables, Prepaid Assessments and Accounts Payable.

5. Management Report / Action Item Report

Windermere contract with Associa is pending renewal. HOA Board is asking that contract termination verbiage be modified for clarification.

Motion made for park bench and trash can replacements be moved to spring 2019. Motion seconded.

Landscape enhancements (grass/seeding) needed along Parkway and Windermere Blvd were approved for spring 2019. Hydrangea planting along Innisbrook berm was approved for planting October 2018. Board reviewed landscape proposal for Treyburn entrance; action pending.

Discussed the deterioration of the berm at 10493 and 10491 Greenway in Heritage Green. ProCare is responsible for maintenance of berm areas. Homeowners would like a response from ProCare regarding the cause of the condition and their plans to repair the areas.

Light post on Windermere Blvd was hit by car. Resident to be responsible for repairs. CASI in communication with resident regarding repairs.

6. Working Business

Golf course pond shared maintenance discussed. Board agreed that this will be an ongoing action item month to month that will require focus. Mike Brown to reach out to (Windermere) district representative for counsel/advice/insight regarding Ironwood ponds.

Fishers Tree Grant project is underway. Flags have been placed for planting location; trees to be planted by October 26, 2018.

CASI obtaining 2019 bids for Windermere pond maintenance programs.

Correspondence from Windermere resident regarding neighborhood entrances vs Hamilton Proper reviewed and taken under advisement.

7. New Business

The 2019 budget was reviewed, discussed, and approved by the Board for presentation at Windermere Annual Meeting on November 8, 2018. The Board recognizes there is still a lot of work to do in order to address issues raised by our 2014 reserve study. The 2019 approved budget indicates higher reserve expenditures giving the Board the opportunity to tend to Windermere's infrastructure. Mike Brown expressed hesitation approving increased reserve expenditures, but recognized the Board must be given flexibility if infrastructure is to be addressed next year.

Annual meeting will be on November 8, 2018 at 7:00 pm at City Hall Auditorium. Meeting reminders to be sent to residents via postcard; proxy, soft nomination forms and 2019 budget will be posted on the Windermere website and Town Square. Yard signs communicating detail of Annual Meeting to be placed throughout Windermere neighborhoods regarding meeting hoping to increase attendance.

8. Adjourn

Next Board of Directors Meeting will be on November 12, 2018 at 7:00 pm at Hearth at Windermere.

Motion was made to adjourn at 9:40 pm; seconded unanimously.

Approved: Meg Shanley, Secretary
Windermere Homeowners' Association