

WINDERMERE HOMEOWNERS' ASSOCIATION BOARD MEETING

Regular Board Meeting Minutes
September 17, 2019 / 7:00 pm / Hearth at Windermere

1. Homeowner's Open Forum

There were no Windermere homeowners at this board meeting.

2. Call to Order

Don Wyatt called the meeting to order at 7:09 pm. Motion was made and seconded to appoint Tony Scott as non-voting member at large of the HOA Board, replacing Jim Buell. Windermere HOA Code of Ethics was reviewed and signed by Tony.

Directors present included:

Don Wyatt – President (Term runs from 1/1/2019 - 1/1/2021)
Mike Brown - Vice President (Term runs from 1/1/2019 - 1/1/2021)
Meg Shanley – Secretary (Term runs from 1/1/2018 - 1/1/2020)
Jason Luebke - Voting Member at Large (Term runs from 1/1/2019 - 1/1/2021)
Tony Scott - Non-voting Member at Large (Term runs 1/1/2020 - 1/1/2022)

Chad Ertel, Kirkpatrick Management Company (KMC) Community Manager

Absent members were:

Jim Wilson, Non-voting Member at Large

3. Secretary's Report

August 2019 HOA Board meeting minutes were tabled until October meeting where they will be reviewed by board members in attendance.

4. Treasurer's Report

August 2019 Windermere HOA and Swim financials were reviewed and included current operating, reserves, member receivables, prepaid assessments and accounts payable. There were no issues or concerns.

5. Old Business

Encore to begin Springston Court entrance at Glenn Abbey the week of September 23, 2019.

Motion made and seconded for KMC to install park benches as soon as possible. Architecture Review Committee (ARC) - KMC and Don Wyatt to follow up on homeowner fence that is out of compliance with height restriction. Homeowners to be reminded on Windermere website that any alterations to home exteriors, including tree removal (living or diseased) must be submitted for review and approval by the ARC. Homeowners to be asked to include photo backup to support their ARC request.

Pool doors in need of painting as this was not done at installation. Motion made and seconded that KMC will complete this project ASAP.

6. New Business

Windermere delinquency and violations reports reviewed. Board discussed strategies for managing continued non-compliance after homeowner has received multiple notifications. Late notices for dues payment will not be sent to homeowners until amount is in excess of 500.00 with amounts rolling over into the next year's HOA assessment.

Board to begin working on 2010 Windermere budget, anticipating review and approval at October 2019 meeting.

KMC obtaining bids for pool coping with fall 2019 repair at the earliest and early spring/pre pool opening in 2020.

Motion was made and seconded to approve ASAPs 2020 pond algae/primrose/cattail control contract. ASAPs proposed pond muck reduction contract was tabled until October 2019 meeting pending Nathan Reuss's input. Nathan to be invited to October meeting to discuss.

KMC to contact Town of Fishers in order to secure space at Town Hall for Windermere's Annual Meeting. Homeowners to be notified of date, time, place via postcards, Windermere website and Facebook in order to encourage more robust attendance.

Issue of homeowners walking dogs off leash was discussed as a growing concern. Board will place reminder on Windermere website with Town of Fishers Ordinance as reference (Chapter 91.02 - Restraint of Animals).

Issue of homeowners cutting down parkway and property trees without ARC review and approval was discussed as a growing concern.

Issue of chronic curb parking throughout Windermere was discussed as a concern. Board will place reminder on Windermere website with Town of Fishers Ordinance as reference (Chapter 72 - Parking; Sections 72.10 and 71.13)

7. Adjourn

Next Board of Directors Meeting will be on October 21, 2019 at 7:00 pm at Hearth at Windermere.

Motion was made to adjourn at 8:11 pm; seconded unanimously.

Approved: Meg Shanley, Secretary
Windermere Homeowners' Association