

Windermere Homeowners Association
Board Meeting
September 18, 2023, via Zoom teleconferencing

1. Call to Order: Don Wyatt called the Board meeting to order at 7:05 pm. The following were present:

Chad Ertel - Kirkpatrick Management Company (KMC)

HOA Officers:

Don Wyatt - President (term 1/1/2023 - 1/1/2025)

Greg Estell - Vice-President (term 1/1/2023 - 1/1/2025)

Meg Shanley - Treasurer (term 9/17/2022 - 1/1/2024)

Brian Butler - Secretary (term 1/1/2022 - 1/1/2024)

Erica Wise - Member at Large (term 11/1/2022 - 1/1/2024)

Jason Luebke - Member at Large (term 1/1/2023 - 1/1/2025)

The following officers were absent:

Brent Huber - Member at Large (term 1/1/2023 - 1/1/2025)

2. Review/Approval of previous meeting minutes.
August 2023 minutes were reviewed. Motion by Don, seconded by Meg. Motion carried.
3. Treasurer's Report
 - a. Delinquency Report from KMC – 5 items including liens.
4. Management Report
 - a. Dead tree list in process for fall tree removal. 3 dots of bright orange paint to mark the tree needing removed.
 - b. Violations:
 - 1) Muirfield Trace – Fence violation, send to legal.
 - 2) Lakeland – Received judgement in our favor. Complaint filed with County. Confirm the judgement goes in affect on the property.
 - 3) Lakeland –Light pole violation from March 2021, other violations (about 15) going back to 2021. Has been ready for legal since 5/2021. Intend for board to review in person and send final letter to homeowner for resolution prior to sending to legal. Installed incorrect fixture.
5. Old Business
 - a. Playground – received two layout options from CRG for playground options. Brian to engage Play Pros and Miracle Playground of Indiana. Initial options presented are lean on number of items for users.
 - b. Sports Courts – Leslie Coatings to do repair work in spring of 2024, will recoat after repairs complete.
 - c. Painting of street poles and bases to be done by SF Industries.

- d. Received bid for new volleyball posts and installation - \$3,535 from CRG. Going to get price from bidder that put in basketball goals.
- e. Reserve fund study draft report was received. Additional information from HOA to be communicated to update report (incorrect information in draft report).
- f. Replacing two irrigation controllers so that system can be checked and then winterized.
- g. Irrigation services quote, Board asked for a couple of quotes for a new vendor. No update.
- h. Architectural review process – HOA will not allow any residents to plant anything in the common areas. HOA to provide and maintain landscaping within common areas.

6. New Business

- a. Received bids for Windermere and Mollenkopf entry from Encore, Picasso and Arkenau. Trees quoted by Yakey Tree Farm to match eight existing trees in median installed previously. Motion by Don to accept bid from Encore for projects, Yakey to place 4 trees in median, seconded by Greg. Motion carries.
- b. Pond L (Windward Pass & Stillwater Ct.) – quotation for sediment removal. One quote received. KMC to request additional review of pond regarding the sediment removal at the inlet.
- c. City of Fishers has installed new speed limit signs on standard posts. KMC to reach out to City of Fishers for this situation (not using neighborhood standards).

9. Adjournment - Meeting was adjourned at 8:27 pm. Next Windermere HOA Board meeting will be October 16, 2023 at 7:00 pm via Zoom teleconferencing.

Submitted by Brian Butler
September 18, 2023