

Windermere Homeowners Association
Board Meeting
April 17, 2023 via Zoom teleconferencing

1. Call to Order - Don Wyatt called the Board meeting to order at 7:04 pm. The following were present:

Chad Ertel - Kirkpatrick Management Company (KMC)

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)

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

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

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

Absent Board members were:

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

3. Review/Approval of March Board meeting minutes
March meeting minutes were reviewed. Motion made by Don Wyatt to approve minutes; second by Greg Estell. Motion carried.
4. Treasurer's Report
Delinquency Report - Lien filed on February 21, 2023 against property on Springston Court. Home reportedly for sale; HOA will be able to collect delinquent fees at property closing. Homeowners on payment plans are current. Twelve additional properties eligible for collections were given 10 days to resolve their delinquencies on April 1. Two of these have made a payment. KMC to reach out for the potential of establishing payment plans. The remaining 10 will be sent to WHOA attorney for collections.
5. Management Report
 - KMC to follow up with Complete Irrigation regarding their timing of community irrigation opening. BOD determined that it would be wise to have a back up plan to Complete Irrigation.
 - ProCare mulching complete; tree 'volcanos' have been fixed. Mulch beds at Heritage Green will be addressed for symmetry.
 - Landscape Solutions was scheduled to begin neighborhood tree trimming the week of April 10.
 - BOD directed KMC to pursue sports courts resurfacing/crack repairs correction with Leslie's at March meeting. This was done; Leslie's has yet to respond.
 - Rusty's Geese Control contract was signed in March and approval obtained from the County. Oiling of eggs has started.
 - Violations:

- a. Bent Tree Circle - A bill for attorney's fees was sent to OpenDoor.
 - b. Lakeland - homeowner not responsive to HOA communication. Complaint was filed with the County on February 28, 2023. Court date pending.
 - c. Crosswinds - Homeowner agreed to replace yard light. House to be repainted by May 1, 2023; paint colors already approved by ARC.
 - d. Muirfield Trace - Final letter sent from WHOA attorney.
6. Old Business
- a. Playground - no updates. Survey closed January 25, 2023. Motion made, seconded and carried for Encore to mulch entire playground area.
 - b. Pool Plaster - Demo starts week of April 17; project to be completed by last week in April 2023.
 - c. Community Park security - Equipment ordered; T-Mobile service secured.
 - d. Pool Leaks - several pool skimmers and a return line are cracked, resulting in leaking pool water. BOD approved the repair of the cracked skimmers and return line before pool opens for the 2023 season.
7. New Business
- a. 2023 Pool Memberships - Membership to residents will open the first of April; non-residents may apply for membership May 1. To date 80 families have purchased pool passes. Guest passes will be available throughout the pool season at the pool and on the Windermere website. Chaises are being restrapped; awning and concession cover are being repaired.
 - b. Windermere Villas homeowner fencing - homeowner fence encroaches easement. Architectural Review Committee (ARC) was missing Fishers approval documents when homeowner submitted original request. KMC to reach out to homeowner for approval documentation in order to close this ARC application.
 - c. Bent Tree Circle fence - KMC to request homeowner to re-submit plan to ARC as it encroaches easement and will impact ASAP Aquatics access to shared (with other neighbors) pond.
8. Miscellaneous
- a. Bank Accounts - BOD and KMC researching money market bank accounts that would give our operating and reserve accounts higher interest yields safely.
9. Adjournment - Meeting was adjourned at 8:09 pm. Next Windermere HOA Board meeting will be May 15, 2023 at 7:00 pm via Zoom teleconferencing.

Submitted by Meg Shanley
April 18, 2023