

WINDERMERE HOMEOWNERS ASSOCIATION BOARD MEETING

August 10th, 2015

The Board meeting was held at a local restaurant in Fishers, IN. The meeting was called to order at approximately 7:15 pm.

Board members in attendance:

Rob Newton Tom Rosta Robert Orr Mike Shanley

CASI Representative in attendance:

Dana Stout

I. NEW BUSINESS

BOARD MEMBER REPLACEMENT: Due to recent unforeseen circumstances, Board member Tim Rauschenbach needed to vacate his current position on the Windermere HOA Board.

DISCUSSIONS: *Once the Board was made aware of the current member's circumstances, it began the search to find a competent and qualified replacement. The Board met with homeowner Don Wyatt who expressed an interest in filling in the remaining term for Mr. Rauschenbach. After meeting with Mr. Wyatt, the Board felt comfortable that he would be a good replacement to fill the remaining portion of the current open term. Therefore, a MOTION was made to have Don Wyatt serve the remaining portion of Tim Rauschenbach's position on the Windermere HOA Board. The motion was seconded and unanimously approved with one abstention.*

MINUTES APPROVAL: The Board reviewed prior meeting minutes.

DISCUSSIONS: *The Board reviewed the prior meeting minutes and found them to contain accurate information. Therefore, a MOTION was made to approve the minutes. The motion was seconded and unanimously approved with one abstention.*

WEBSITE CONCERNS: The Board discussed content and access issues on/for the Windermerefishers.com website.

DISCUSSIONS: *The Board noted that some of the content / links, needs to be updated in order to better serve the homeowners. Additionally, the Board felt that making changes to the site should be done in as timely a fashion as possible. Therefore, after consulting with our CASI representative, Dana Stout, a MOTION was made to grant Dana access to the Windermerefishers.com website. The motion was seconded and unanimously approved with one abstention. ADDITIONALLY, another MOTION was made to provide a link to the City of Fishers website (Fishers.in.us) on the*

Windermerefishers.com website. The motion was seconded and unanimously approved with one abstention.

IRRIGATION CONCERNS: The Board discussed some damage that was done to sections of our irrigation system at 96th & Woodlands and an area in the park near the pond along Windermere Drive. The damage was allegedly done by a local utility company and witnessed by some of our homeowner's.

DISCUSSIONS: The Board discussed the issue and felt that immediate repair of the irrigation system would be necessary to help maintain the current landscaping. Additionally, the system cannot be winterized without being repaired first. Therefore, a MOTION was made to approve funding to repair the irrigation system. The motion was seconded and unanimously approved with one abstention. Additionally, the Board plans to seek compensation from the local utility for the damages inflicted.

BUDGET CONCERNS: The Board re-evaluated issues regarding budgetary funding for common area sidewalk repair, tree removal, tree replacement, arch maintenance, and monument repairs.

DISCUSSION: The Board discussed the current budget and noted that some areas may be over-funded while others may be grossly underfunded. The issue was tabled pending obtaining additional contractor's bids.

OTHER BUDGETARY CONCERNS: The Board reviewed some of the macroeconomic issues currently facing our neighborhood.

DISCUSSIONS: The Board discussed the issue in depth and took time to review the 2010 Reserve Analysis study. While potentially accurate at that time, the Board has identified other budgetary concerns that were not present in the 2010 study. The Board is aware that a comprehensive and thorough reserve analysis is crucial to help formulate our multi-year budgetary roadmap. Therefore, a MOTION was made to approve funding for a new reserve analysis. The motion was seconded and unanimously approved with one abstention.

CASI MANAGEMENT REPORT: Dana Stout, 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;
3. Covenant Summary Report;
4. Architectural Control Forms;
5. Windermere Call Log;
6. Delinquent and Prepaid Report;
7. Check Disbursement Report;
8. Account Settlement Report.

CALL/E-MAIL LOG:

The Board reviewed the number of calls and e-mails from homeowners to CASI. The Board reviewed the responses and determined that CASI had properly responded to the concerns.

II. OLD BUSINESS

MAILBOX ISSUES: Numerous mailboxes in the community are still showing signs of neglect and wear/tear.

DISCUSSIONS: The Board discussed the issue will be sending out notices to homeowners in violation of not maintaining their mailbox. The Board would like to remind homeowners that their mailbox should: be of uniform color (not paint and rust or paint and sun-greied wood on the post), should have all appropriate working parts (ie door, flag, handle), should not show signs of falling apart (split newspaper box, post that has been worn away due to weed-eating, horizontal cross beam haphazardly replaced in a non-original location). The Board would like to remind homeowners that mailbox appearance reflects either positively, or negatively, on our homes and potential home value. It is each individual homeowners duty to maintain their mailboxes ACCORDING TO WINDERMERE HOA COVENANT STANDARDS. If your mailbox / post needs attention, please contact:

MAILBOX SOLUTIONS

PH (317) 460-1010

www.mailboxsolution.com

PLAYGROUND AND OTHER HARDSCAPING CONCERNS: The Board has been informed that we are on vendor's schedules for playground / lamp post / stop sign painting and Arch replacement at Crosswinds.

MONUMENT CONCERNS: The Board was informed that the preliminary report regarding Crosswinds monument damage is complete with a final report coming after demolition and repair of the monument.

DISCUSSIONS: The Board discussed the issue of the rapidly deteriorating monument and felt that neighbor safety was of paramount concern. Therefore, demolition and repair of the Crosswinds monument is scheduled for completion within the next few weeks.

TREE CONCERNS: The Board reviewed the Tree Replacement Plan for Windermere.

DISCUSSIONS: The Board discussed the importance of tree replacement to help maintain the look and character of our neighborhood. The Board is planning on discussing this further at the annual HOA meeting in October.

HOMEOWNER ISSUES: The Board reviewed legal documents regarding a home on Mapleton Court

DISCUSSIONS: The Board reviewed the final legal letter regarding mediation of the numerous issues present on the property. The Board feels that, as neighbors, we need to do our part to maintain our homes and follow the rules set forth in the HOA covenants. While any violations may have a negative impact on our home's appearance, gross and egregious violations of the covenants can negatively impact an individual home's value, as well as those of the surrounding homes. The Board works diligently to resolve these general issues with a goal of not having to resort to legal action. However, in some unfortunate instances, legal intervention is the only final option available to resolve these matters.

III. NEXT MONTH'S MONTHLY BOARD MEETING

The next Board meeting will be held on September 14th, 2015 at TBD at 7:00 p.m.

ADJOURNMENT

This month's Board meeting was adjourned at approximately 9:12 pm.