

# WINDERMERE HOMEOWNERS ASSOCIATION BOARD MEETING

## Regular Board Meeting Minutes

January 9th, 2017 | 7:00 p.m. | Hearth at Windermere

**1. Homeowner's Open Forum**

None

**2. Call to Order**

The meeting was called to order at 7:25 a.m. A quorum of directors was established.

Directors present:

Don Wyatt

Jim Wilson

Rob Newton

Kelly Arvin

Brian Dell

Guest of the Board:

Jeremy Stewart

Community Manager, Dana Stout, was also present.

**3. Secretary's Report**

The minutes were sent via email for approval prior to the meeting. A motion was made to approve the December minutes. Seconded and carried unanimously.

**4. Treasurer's Report**

The financial report for January 31<sup>st</sup>, 2017 was presented to the Directors. As per routine meetings, the Board reviewed the current Operating, Reserve, Members Receivable, Prepaid Assessments, and Accounts Payable.

**5. Management Report**

Snow budget concerns

Some homeowners raised questions through communications to our Community manager about the budget for snow removal. The City of Fishers is currently responsible for snow removal on our city streets. The only exception are the 'eyebrows' which are present in a few areas. Hence the need to still budget a relatively small amount for snow removal.

## 6. Action Items

### Director nominations

The following appointed Board members had motions made which were seconded and carried unanimously to be nominated for the following positions / terms.

Don Wyatt -	President	Term ends December, 2018
Jim Wilson -	Vice president	Term ends December, 2017
Rob Newton -	Secretary	Term ends December, 2017
Kelly Arvin -	Treasurer	Term ends December, 2017
Brian Dell -	Member at Large	Term ends December, 2018

The Board would also like to take a moment to thank Mike Shanley who stepped down from his position as president of the Windermere HOA Board last month. Mike's tireless efforts to improve our community are greatly appreciated.

### Lien Foreclosure

A motion was made and seconded to approve a lien foreclosure on account 169-0574. Seconded and carried unanimously.

### Pool Membership rates

The Board began discussions on a variety of factors that may influence pool membership fees. The Board is dedicated to maximizing value to the homeowner, while carefully considering all costs, and trying to optimize revenues. A decision was made to table the issue pending results of further discussion and consideration of a homeowner's survey which will be posted soon.

### Landscaping Concerns

Various bids were reviewed to address landscaping issues at several entrances / monuments throughout the neighborhood. This matter was tabled pending further discussion and clarification of the work / bids.

## 7. Committee Reports

### Community Events Committee

Given the increasing interest in having more community events, the Board is crafting a resolution to establish a Community Events Committee to help manage these affairs. Consideration and recommended changes were made to the resolution. Issue tabled pending changes to the draft resolution.

**8. Old Business**

Park Benches

Consideration is being given to rehabilitating, or replacing, some of our metal park benches. The issue was tabled for now to better assess pricing and a better understanding of the the potential for rehabilitation.

**9. New Business**

None

**10. Next Meeting**

The next regular board meeting will be on February 13th, 2017 at 6:45 p.m. at The Hearth at Windermere.

**11. Adjourn**

A motion was made to adjourn the meeting at 9:03 PM. Seconded, carried unanimously.

---

Approved: Rob Newton, Secretary  
Windermere Homeowner's Association