

## **WINDERMERE HOMEOWNERS ASSOCIATION BOARD MEETING**

July 14, 2014

The Board meeting was held at a Mexican restaurant in Fishers, Indiana. The meeting was called to order at approximately 7:08 pm.

Board members in attendance:

Jeff Tabor      Tom Rosta      Robert Orr      Eric Saple

CASI Representative in attendance:

Hank Thompson

### **MINUTES FROM June 2014 MEETING**

The minutes from the June 2014 meeting were reviewed and accepted after several minor modifications by the Board members. Specifically, a change was made regarding the language as to the costs of fencing in the subdivision. The Board agreed that if CASI was able to obtain an estimate for repair or replacement of the fencing at issue as discussed by the Board in the June meeting for \$12,500 or under, it would be approved. If the estimate was for over \$12,500, CASI is to contact the Board for approval. Further, the Board agreed that it would be prudent and beneficial to attempt to proceed in the future with the same contractor for possible reduced costs and for consistency of repairs/improvements.

### **I. NEW BUSINESS**

**HOMEOWNER CONCERNS:** Two homeowners spoke with CASI and received approval to attend the meeting to discuss some specific concerns they had regarding issues with removal/replacement of trees, sidewalk issues, concerns over maintenance of common areas and flowerbeds, trash cans, and the condition of several yards of vacant homes. The Board listened to the concerns and discussed the actions that have been taken by CASI and the Board as to all issues (as further outlined in the minutes to the prior meetings), as well as the continued proper avenues to address the concerns with CASI.

**CASI MANAGEMENT REPORT:** Hank Thompson, 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 (135 over the past month regarding a number of issues) and reiterated the importance of Hank and CASI to respond in a timely manner. The Board reviewed the responses and determined that CASI had properly responded to the concerns.

TREE REMOVAL AND STUMP GRINDING:

The Board discussed estimates and quotes received from 3 entities as to the removal of trees, grinding of stumps, and proper trimming of the trees in the common areas. Those quotes were as follows:

ProCare:	\$30,420
Trees Unlimited:	\$12,750
HireFirefighters:	\$10,280

Hank recommended the use of HireFirefighters, but after review of the other quotes as well as the entities who have performed work in Windermere and neighboring subdivisions, the Board examined the other quotes as well.

**DISCUSSION: The Board discussed the differing quotes as well as the reputations of the differing entities, as well as the activities that needed to be performed at the common areas. A MOTION was made to utilize the services of Trees Unlimited subject to Hank and CASI negotiating down the estimate presented by that entity based on the strength of their prior work and reputation. The MOTION was SECONDED and carried unanimously by the Board.**

UPDATE ON POOL ISSUES:

The Board discussed the importance/potential of consolidating the prior Windermere Pool rules (see attached) and the rules implemented and utilized by Pyle's. Specifically, Pyle's has the following provisions included in their rules:

MAIN POOL:

- Do not change diapers poolside
- No diving or flips into the pool are allowed in the shallow end of the pool

DIVING AREA:

- Wait until the person ahead of you is at the ladder/wall before jumping or diving

BABY POOL:

- Children are not allowed in the baby pool unless they are accompanied by an adult

**DISCUSSION: The Board agreed that the above rules utilized by Pyle's should be included in the Windermere Pool Rules for the safety of all individuals who utilize the pool. A MOTION was made to incorporate the above stated rules in the Windermere Pool Rules and SECONDED. The Motion carried unanimously.**

**TRIMMING OF STREET TREES AND REPLACEMENT OF TREES:**

The Board discussed concerns raised by a number of homeowners regarding overhanging of tree limbs onto the sidewalk, and the importance of CASI to send all homeowners a letter reminding all homeowners of the covenant requiring that limbs be kept at a 7 foot height minimum and the importance of trimming any low hanging limbs. Further, the Board and Hank discussed the misunderstandings of several homeowners regarding the need to replace dead street trees. The letter from CASI will reiterate the need to replace such trees and recommendation of the Board and CASI to use sugar maples due to less likelihood of buckling sidewalks and damages as well as the ease of maintenance. Further, the Board expressed that the Board has historically never approved waivers of the need to replace the trees and it is the duty of the Board members to enforce the covenants. Thus, the Board and CASI will continue to enforce the covenant regarding the replacement of dead or dying street trees.

**INSURANCE RENEWAL:**

Hank advised the Board that the renewal of the insurance through Cincinnati Insurance occurred as of 8/7/2014. He stated that the yearly premium for insurance increased to \$12,007 due to loss history.

**DISCUSSIONS: The Board discussed the renewal of the insurance, and Hank advised that CASI shopped around to determine if the yearly premium with Cincinnati Insurance was the most cost-effective, and he advised that this insurance quote was**

**the best available. A MOTION was made to accept the yearly premium with Cincinnati Insurance and to renew for another year and SECONDED. The Motion was carried unanimously.**

**REPLACEMENT OF BUSHES AND LANDSCAPING BETWEEN LAKESIDE GREEN AND WOODLANDS:**

Hank advised the Board of several concerns voiced by homeowners residing in Lakeside Green and Woodlands as to the condition of the landscaping and bushes, as well as the condition of landscaping at numerous other locations throughout the subdivision, including locations at Geist Road and Governors Lane, 96<sup>th</sup> and Woodlawn, Treyburn and Villas, as well as other areas. Similar to the fencing throughout the subdivision, the Board discussed the importance of obtaining quotes from several entities, including ProCare, to remedy these areas over a period of time. The Board discussed that present members would advise future Board members of the importance of continuing with revisions of these areas and work with future reserves to replace the areas that need remedying.

**WEBSITE MAINTENANCE:**

Due to the continued importance of communication between the Board/CASI and the homeowners, the Board discussed that a homeowner, Ryan Mull, who works with a company called "Imavex", has agreed to build and host a new site free of charge to the Board, and allow the Board to 'own' the content. The Board has also discussed that it is important to make certain that any new site information can be combined with the present site information located at Windermere Windows to provide the most updated information to the homeowners. Thus, it was agreed that Ryan Mull and Mitch Schenck (host of Windermere Windows) would be invited to the next Board meeting to discuss the manner in which the sites can be combined. Thus, the Board agreed to TABLE the issue until further information can be provided by these two individuals.

**RESIGNATION OF AMY COREY AND APPOINTMENT OF MIKE SHANLEY TO THE BOARD:**

The Board was contacted by former Board member, Amy Corey, regarding her request that she resign from the Board due to personal reasons. The Board unanimously accepted her resignation from the Board.

**DISCUSSIONS: The Board discussed the resignation and the importance of having someone with experience take her position on the Board. Numerous individuals were considered. A MOTION was then made to appoint Mike Shanley to the Board based on his experience and SECONDED. The Motion carried unanimously and Mike Shanley is appointed to the Board for the remainder of Amy Corey's term of service.**

**II. OLD BUSINESS**

**NONE**

**III. NEXT MONTH'S MONTHLY BOARD MEETING**

The Board scheduled next month's Board meeting for August 12, 2014 beginning at 7:00 p.m.

**ADJOURNMENT**

This month's Board meeting was adjourned at approximately 9:32 pm.