

## **WINDERMERE HOMEOWNERS ASSOCIATION BOARD MEETING**

June 9, 2014

The Board meeting was held at a Mexican restaurant in Fishers, Indiana. The meeting was called to order at approximately 7:01 pm.

Board members in attendance:

Jeff Tabor      Tom Rosta      Robert Orr      Eric Saple      Amy Corey

CASI Representative in attendance:

Hank Thompson

### **MINUTES FROM May 2014 MEETING**

The minutes from the May 2014 meeting were reviewed and accepted by the Board members.

#### **I. NEW BUSINESS**

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.

##### **DELINQUENCY ISSUES:**

The Board was advised that there is a property in Heritage Green which has not been occupied by the homeowner for a long period of time as the owner resides in Florida. There are extreme lawn and landscaping management issues with the property and the homeowner has disregarded any informal efforts at remedying the extreme issues.

**DISCUSSION:** *The Board discussed viable options with regard to the property, including continued informal efforts at having the homeowner remedy the issues versus legal action against the homeowner. A MOTION was made to commence legal actions against the homeowner by having the HOA's attorney send a letter to the homeowner regarding the maintenance issues and it was SECONDED. A vote was taken and the Motion carried by unanimous vote.*

#### **UPDATE ON POOL ISSUES:**

The Board discussed numerous issues that had been raised by several homeowners as to the hours of the pool operation as well as one incident which allegedly occurred during the initial weekend the pool was opened. The latter issue has been remedied by Pyle's Pools. The Board discussed the present hours of pool operation and the viability of increasing the hours during the summer months when most residents and homeowners would wish to utilize the pool. The Board discussed that it would be viable to increase the pool hours to 11:00 a.m. to 8:00 p.m. Sunday through Thursday and to increase the hours on Friday and Saturday to 11:00 a.m. to 9:00 p.m. In addition, there were discussions about issues with the lifeguards advising pool guests that they could not dive off the diving board.

**DISCUSSION:** *The Board first discussed the issue addressed by one homeowner as to concerns over the manner in which the pool was run, and agreed that the issue had been remedied by Pyle's immediately. Further, the Board discussed increasing the pool hours during the summer months. A MOTION was made to increase the present pool hours to 11:00 a.m. to 8:00 p.m. on Sunday through Thursday and from 11:00 a.m. to 9:00 p.m. on Friday and Saturdays and SECONDED. The MOTION was carried unanimously by the Board. The issue of diving off the diving board was TABLED until that issue could be discussed further with Pyle's to obtain copies of their specific rules to determine whether any such rules should be incorporated into the Windermere Pool Rules previously utilized.*

#### **ISSUES WITH COMMUNICATION BETWEEN HOMEOWNERS AND CASI**

The Board spoke with Hank Thompson regarding issues that had been raised by several homeowners as to the response time by Hank and/or CASI as to issues or concerns raised by homeowners through the proper channels as discussed on previous occasions. Hank Thompson advised and showed the Board that, on average, CASI and Hank receive approximately 75 calls or e-mails per month from residents on any number of issues, and it is the goal/rule of CASI to provide a response to the homeowner within a 24 hour period. The Board expressed strongly the need for Hank and/or CASI to abide by this rule and to communicate effectively with the homeowners' raised concerns. The Board will continue to monitor the communication between the homeowners and CASI to make certain the 24

hour rule is followed. The Board takes very seriously any concerns from homeowners as to a proper response time to their concerns.

PLACEMENT OF ADDITIONAL TRAFFIC SIGNS:

Hank Thompson advised the Board of the need for replacement of two “cross traffic does not stop” signs as well as a speed limit sign at the entrance of the Woods Edge subdivision. He advised the Board that the costs associated with the “cross traffic” signs would be \$348/sign and the cost of the speed limit sign would be approximately \$600.

**DISCUSSION: The Board discussed the safety issues involved with the need for these additional signs and the costs involved. A MOTION was made to approve the placement of the two additional “cross traffic” signs and the “speed limit” sign and to pay the costs for the signs and the MOTION was SECONDED. The Motion carried unanimously.**

CONDITION OF TENNIS COURTS:

Hank Thompson advised that several homeowners inquired as to the present condition of the Windermere tennis courts, including that there were several cracks in at least one of the tennis courts. The Board discussed that the treatment of the Courts had been approved at the May meeting but due to the timing of the tennis clinics, the repairs could not be made until after August 1, 2014.

REPAIRS OF FENCES IN WINDERMERE:

Hank Thompson and the Board discussed the condition of numerous fences in the subdivision, and the disrepair of several specific areas. The Board agreed that the repair and/or replacement of fences in the Windermere subdivision was of the utmost importance considering the present condition of certain portions of the fencing and concerns expressed by numerous homeowners. The Board discussed the viability of repairing certain areas of fencing every year or every other year depending on the amount of reserves available to future Boards, and also the viability of repairing fencing at the present time. Specifically, the Board discussed the present repair and/or replacement of fencing in Woods Edge and Heritage Green which abutted lots number 1-8 in Woods Edge and lots 12-15 and 72-76 in Heritage Green.

**DISCUSSIONS: The Board discussed the importance of repair or replacement of fencing, particularly in the areas referenced above. The Board discussed likely costs associated with replacement of the fencing. A MOTION was made that in the event Hank and/or CASI could negotiate the costs of replacement of this area of fencing at \$12,500 or under, the fencing should be replaced. If the costs of replacement of this area would be more than \$12,500, then Hank was to advise the Board of the proposed**

costs for further action by the Board. This MOTION was seconded and carried unanimously by the Board. Further, the Board discussed the importance of continuing with fence repair or replacement over the next years. The Board agreed that as the Board turned over during the next few years, the Board members remaining need to impress on new members the importance of continuing with the repair and/or replacement of fencing throughout the subdivision as reserves will allow.

LETTER FROM THE BOARD TO HOMEOWNERS OF WINDERMERE:

In the hopes of continuing with increased communication between the Board and the homeowners of Windermere, the Board discussed sending a detailed letter to all homeowners outlining a number of items, including reporting of a problem to CASI, the Windermere pool, communication by e-mail from the Board and issues with a lack of response from a very high majority of the subdivision to providing e-mail addresses, the Windermere Facebook page, landscaping, fencing issues, and garage sale dates.

DISCUSSIONS: The Board discussed the language and terms as expressed in the drafted correspondence. A MOTION was made to send the correspondence with specific changes and SECONDED. The Motion carried unanimously.

**II. OLD BUSINESS**

ADDITIONAL SPEED LIMIT SIGNS THROUGHOUT SUBDIVISION:

The Board again discussed whether additional speed limit signs needed to be placed throughout the subdivision and the viability and enforcement of any such signs even if they were placed in the subdivision. The issue was TABLED one additional month until further quotes could be obtained on the number of signs requested.

ADDITIONAL STOP SIGN PLACED AT THE INTERSECTION OF WINDERMERE BOULEVARD AND GOVERNORS LANE:

The Board again discussed the viability of an additional stop sign at the intersection of Windermere Boulevard and Governors Lane in Windermere Point due to a concern raised by a homeowner in that area. No safety rulings or information has been provided to the Board as to traffic patterns by the City of Fishers, and thus a MOTION was made to deny a stop sign being placed at this location absent additional information and SECONDED. The MOTION carried unanimously.

PLACEMENT OF SOLAR PANELS ON HOME:

The Board again discussed the issue raised on one occasion by a homeowner about the viability of placing solar panels on his home. No further information was provided to the Board regarding this issue and thus a MOTION was made to deny the placement of solar panels absent further information being given to the Board and the MOTION was SECONDED. The MOTION carried unanimously.

CHANGE OF MAILBOX STYLES IN GLEN ABBEY:

The Board again discussed the potential of changing the style of the mailboxes presently throughout the Glen Abbey subdivision. No further information was presented to the Board and thus the issue was TABLED pending further documentation or information provided by the residents of Glen Abbey.

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

The Board scheduled next month's Board meeting for July 14, 2014 beginning at 7:00pm.

ADJOURNMENT

This month's Board meeting was adjourned at approximately 8:52 pm.