

WINDERMERE HOMEOWNERS ASSOCIATION BOARD MEETING

May 11th, 2015

The Board meeting was held at a local restaurant at 116th in Fishers, IN. The meeting was called to order at approximately 7:05 pm.

Board members in attendance:

Rob Newton Tom Rosta Robert Orr Mike Shanley

CASI Representative in attendance:

Dana Stout

I. NEW BUSINESS

LANDSCAPING CONCERNS: The Board listened to concerns of one of our homeowners and discussed the numerous calls and emails regarding the numerous dandelions.

DISCUSSIONS: The Board is very aware of current status of weeds / dandelions growing in playground and common areas. Dana has been in contact with ProCare and will be following the progress of the weed issue closely. Additionally, Dana will plan to reach out to the city of Fishers regarding the area not mowed near 96th and Mollenkopf.

FENCING CONCERNS: Bullseye Fence has repaired the fence on the tennis courts and are currently in progress of replacing the fences near 106th and Geist road.

DISCUSSIONS: The Board is pleased with the common area fence replacement. The Board continues to recognize the need for fence replacement in other common areas and will continue to address this thru a long-term strategic plan.

TREE REMOVAL: There are still several trees in common areas that need to be removed and/or replaced.

DISCUSSIONS: The Board recognizes that there are many trees that have been removed and in need of replacement. The Board is looking into a long term strategic plan to fund the cost of those trees needing replacement.

SIDEWALK CONCERNS: As our community has aged, there have been some signs of wear and tear on the sidewalks in common areas, but also in front of several homes.

DISCUSSIONS: The Board is exploring different options to assist homeowners with the repair / replacement of damaged sidewalks. The Board recognizes that uneven sidewalks may not only leave a negative impression of our neighborhood, but also represents a significant safety issue as well. The Board also wishes to remind homeowners that IT IS THEIR RESPONSIBILITY TO MAINTAIN SIDEWALKS LOCATED ON THEIR PROPERTY. Any resulting liabilities can be directed towards the homeowners.

FISHING: There has been some complaints and concerns about people fishing on private property. Concerns focus on property damage, potential liability, and invasion of privacy posed by these individuals.

DISCUSSION: The Board tabled the issue pending further discussion.

HOMEOWNER ISSUES: The Board reviewed ongoing issues with repeated homeowner violations occurring at properties on Mapleton Court and in Glenn Abbey.

DISCUSSIONS: The Board has worked diligently to come up with reasonable resolutions to both of these situations. Numerous certified notices have been sent to the homeowners of the aforementioned properties with little, if any response. Therefore, a MOTION was made to pursue legal action(s) against these homeowners if the violations in the certified notices had not been sufficiently addressed. The MOTION was seconded and unanimously approved.

MAILBOX ISSUES: Numerous mailboxes in the community are 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.

PLAYGROUND ISSUES: The Board reviewed concerns regarding the status of the playground surface and equipment.

DISCUSSIONS: The Board recognizes the benefit to our community of having a well-maintained and safe playground and park area. Therefore, worn-out equipment / swings will be replaced and the playground will have a new layer of mulch installed.

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

III. NEXT MONTH'S MONTHLY BOARD MEETING

The next Board meeting will be held on June 8th, 2015 at TBD at 7:00 p.m.

ADJOURNMENT

This month's Board meeting was adjourned at approximately 8:45 pm.