

WINDERMERE HOMEOWNERS' ASSOCIATION BOARD MEETING

Regular Board Meeting Minutes
May 20, 2019 / 7:00 pm / Hearth at Windermere

1. Homeowner's Open Forum

Bruce Gegerich from The Villas attended this board meeting to observe what transpires.

2. Call to Order

Don Wyatt called the meeting to order at 7:09 pm. Directors present included:

Don Wyatt – President
Mike Brown - Treasurer
Meg Shanley – Secretary
Jim Buell – Voting Member at Large
Jason Luebke - Voting Member at Large
Jim Wilson, Non-voting Member at Large

Tracy Barker, Associa Community Manager and Chad Ertel, Kirkpatrick Management Company (KMC) Community Manager were also present.

3. Secretary's Report

April 2019 Board meeting minutes were approved.

4. Treasurer's Report

April 2019 Windermere HOA and Swim financials were not available for review. Member receivables, prepaid assessments and accounts payable were reviewed. As this was Associa's last meeting with the Windermere HOA board before the transition to KMC June 1 discussion was had regarding Windermere accounts that have been closed with Associa and transferred to KMC and other materials/accounts that will be transferred to KMC at the end of May.

5. Action Items

Windermere Park - New benches and trash receptacles for the park and basketball and tennis courts have been purchased and delivered; install pending.

Pool - 2019 pool season pass sales have been very brisk and going well. Pyle's Pools has posted new signage around the pool/tennis club area. One of the pool's three pumps is in need of a new motor; this will be replaced. Pool opening is on track for May 25 when passes will be distributed.

Swim Club - HOA has been provided a roster of members and their addresses, insurance certificate and payment for the 2019 swim season.

Architecture Review Committee (ARC) - Board reviewed those submitted applications that have not yet been approved. Associa community manager to follow up with ARC before the end of May to secure all applications made by Windermere residents as a few were not located at the time of this board meeting.

6. Old Business

Board approved Encore to proceed with landscaping improvements at Treyburn entrance. Jason Luebke to secure itemized detail from Encore for Fishers Grant project at Springston Court and Mollenkopf in order to compare to bids from Noll Landscaping and ProCare.

Board approved tree planting on the north side Parkway Drive between Woodlands Drive and Windermere Blvd. to replace fencing that was blown down and will reach out to homeowners on the south side of the same stretch of road regarding fence replacement options.

Mike Brown met with Mark Thompson regarding Ironwood Golf Course's pond maintenance responsibilities per contract. Motion was made and seconded to agree to Mark Thompson's pond treatment plan with copper sulfate at Ironwood's expense. Should that not work, Windermere HOA will contact ASAP for treatment.

Windermere pond algae/primrose/cattail control contract revision discussed. Contract recently signed did not include a pond that is part of Windermere; new contract to include this pond.

7. New Business

Several complaints of tree/tree stump removals and mowing have been made by residents throughout Windermere. HOA board to inspect/investigate and develop appropriate plans to address.

2019 geese control agreement is pending signature upon receipt from vendor.

Jim Buell announced his resignation from the Board.

8. Adjourn

Next Board of Directors Meeting will be on June 17, 2019 at 7:00 pm at
Hearth at Windermere.

Motion was made to adjourn at 8:15 pm; seconded unanimously.

Approved: Meg Shanley, Secretary
Windermere Homeowners' Association