

Windridge Co-Owners Association, Inc.
Board of Directors Meeting Minutes #2015-3
February 24, 2015

The meeting of the Board of Directors of Windridge Co-Owners Association, Inc. was held on February 24, 2015, in the Board Room of Laurel Hall at Phi Kappa Psi, Indianapolis, Indiana. Board President, Rick Alexander, presiding; Eleanor Keppler serving as Secretary.

ATTENDANCE

Directors Present:

Class of 2015	<u>X Ron Renner, Vice-Pres.</u>	<u>X William Pert</u>	<u>X Tom McNulty</u>
Class of 2016	<u>X Tom Eggers, Treas.</u>	<u>X Steven Dick</u>	<u>X Marion Dunson</u>
Class of 2017	<u>X Rick Alexander, Pres.</u>	<u>X Eleanor Keppler, Secty.</u>	<u>X Jane Loiselle</u>

Staff Present: Doug Beyers, Prop. Mgr. Darcy Heyerdahl, Office Mgr.

OWNERS COMMENTS

No comments.

CALL TO ORDER

President Alexander called the meeting to order at 7:00 PM, and asked for approval of the Minutes of the previous Board Meeting. Keppler corrected the minutes noting that in the social committee section that Jack and Marilyn's last name is Mart. Renner moved, and McNulty seconded, a motion to approve the corrected Minutes of the Board Meeting held on February 16, 2015 as submitted, which was approved unanimously by the Board.

ACKNOWLEDGEMENT OF PREVIOUS BOARD ACTION

No actions

OFFICERS' REPORTS

President's Report – Rick Alexander. No written report was submitted this meeting.

Alexander reported that on February 19 that the staff discovered that a residence on Whipplewood Court had been broken into. Because the residence is vacant it is unknown when the invasion occurred or what if anything was taken. Alexander suggested that the board initiate foreclosure on the property in order to prompt action by the bank who owns the property. Steven Dick offered that banks have a back log of such properties and are slow to act. He stated that since the property has been invaded, we could consider filing a public nuisance claim. The board agreed to seek the advice of our corporate attorney when she meets with us later in the evening.

Vice President's Report – Ron Renner. No report.

Secretary's Report – Eleanor Keppler. No report other than the previously approved Minutes of the February 16, 2015 Board Meeting.

Treasurer's Report – Tom Eggers. No report.

Manager's Report - Doug Beyers. No report.

COMMITTEE REPORTS

Architectural – Marion Dunson. No report.

Budget & Finance – Eleanor Keppler. No report.

Cathedral High School – Ron Renner. No written report was submitted.

Renner reported that Beyers is in the process of interviewing engineers for cost estimates for work to determine the source of the flooding problem.

Human Resources – Rick Alexander. No report.

Insurance – Ron Renner. No report.

Landscaping – Jane Loiselle. No report.

Long Range Advisory Planning – Steven Dick. No report.

Maintenance & Grounds – Bill Pert. No written report was submitted.

Pert reported that he and Beyers are in the process of meeting with landscape companies to obtain bids for 2015.

Marketing/Communications – Tom McNulty. No report.

Phi Kappa Psi – Tom Eggers. No report.

Rules & Regulations – Eleanor Keppler. No report.

Security – Marion Dunson. No written report was submitted.

Dunson discussed the report of the Security Sub Committee. The committee, composed of residents Bill Pert, Karen Shepherd, Jim Loiselle, Tom McNulty and advisor, Doug Beyers, identified 13 dark areas that would be improved by having a street light. Since twelve of the areas are close to transformers, the installation costs would be minimal. One of the areas would require extensive installation costs. There is no cost for the selected light poles, but Windridge would be responsible for the installation costs and a monthly IPL charge of \$16.95 per light per year for five years.

Tom McNulty moved that Windridge contract with IPL to install the 12 street lights. The motion was seconded by Renner and approved unanimously.

Dunson asked for the board's direction regarding pursuing the Neighborhood Crime Watch program. Based upon the support of the community at the Town Hall Meeting, the board advised him to move forward by arranging a meeting with program's coordinator, Gerardo Becerra, Beyers, and a neighborhood representative yet to be named.

Social – Tom McNulty. No report.

OLD BUSINESS

A. Up-date on Construction:

Jack Mart reported that the architect's plans are complete and have been submitted for approval. Windridge has communicated with four approved contractors and should have bids within two weeks. There have been some changes in the site plan due to drainage issues. It is anticipated that the site plans will be completed to submit for approval later this week. It is hoped that the project will be ready for ground breaking by April 1.

Completion date will be dependent upon the weather.

MEETING RECESSED

At 8:03 PM the board recessed the regular meeting to go into executive session with Windridge's corporate attorney, Courtney Figg, for advice regarding current issues.

MEETING RECONVENED

The meeting reconvened at 9:20 PM.

OLD BUSINESS, continued

B. Financing the community/office building:

Renner moved and McNulty seconded that the tabled motion of the February 16 meeting be removed from the table. The motion carried 8 to 1 with Dick voting no.

Keppler read the motion. "Eggers moved that we spend up to \$200,000 of reserve funds to finance the construction of the Community Building." The motion had been seconded by Loiselle.

After a brief discussion, Loiselle moved that the motion be amended to read. "I move that we spend up to \$200,000 of reserve funds to finance the construction of the Community Building, and that the reserve fund be reimbursed in that amount by investing in CDs the projected office rent payments that would have been made in the next 10 years." The amendment to the motion was seconded by Pert.

After a brief discussion of the importance of committing to repay the capital reserve fund, Alexander called for a vote on the amendment. The amendment to the original motion passed by an 8 to 1 vote with Dick voting no. Then a vote was taken on the original motion as amended. It was passed on a 7 to 2 vote with Dick and Pert voting no.

NEW BUSINESS

There was no new business.

ADJOURNMENT

There being no further business before the Board, the meeting was adjourned by Alexander at 9:37 PM.

NEXT MEETING

The next regularly scheduled meeting of the Windridge Board of Directors will be held at 7:00 PM on Monday, March 16, 2015, in the Board Room of Laurel Hall at Phi Kappa Psi, Indianapolis, Indiana.

Respectfully submitted,

Eleanor Keppler

Eleanor Keppler, Board Secretary
