

Windridge Co-Owners Association, Inc.
Board of Directors Meeting Minutes #2015-5
April 20, 2015

The meeting of the Board of Directors of Windridge Co-Owners Association, Inc. was held on April 20, 2015, in the Board Room of Laurel Hall at Phi Kappa Psi, Indianapolis, Indiana. Board President, Rick Alexander, presiding; Darcy Heyerdahl 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 Marion Dunson</u>	
Class of 2017	<u>X Rick Alexander, Pres.</u>	<u>Eleanor Keppler, Sec.</u>	<u>Jane Loiselle</u>

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

OWNERS COMMENTS

CALL TO ORDER

President Rick Alexander called the meeting to order at 7:00 PM, and asked for approval of the Minutes of the previous Board Meeting. Ron Renner moved, and Tom Eggers seconded, a motion to approve the Minutes of the Board Meeting held on March 16, 2015 as submitted, which was approved unanimously by the Board.

ACKNOWLEDGEMENT OF PREVIOUS BOARD ACTION

Alexander stated that the information reported by our city liaison at our March 16, 2015 board meeting regarding Dinius Automotive closing was incorrect. An explanation is printed in the President's Report which is included with these minutes.

OFFICERS' REPORTS

President's Report – Rick Alexander. A written report was submitted, a copy of which is included with these Minutes.

Vice President's Report – Ron Renner. No report

Secretary's Report – Eleanor Keppler. No written report was submitted this month, other than the Minutes of the March 16, 2015 meeting.

Treasurer's Report – Tom Eggers. A written report was submitted, a copy of which is included with these Minutes.

Manager's Report - Doug Beyers. A written report was submitted, a copy of which is included with these Minutes.

COMMITTEE REPORTS

Architectural – Marion Dunson. A written report was submitted, a copy of which is included with these Minutes.

The following requests were discussed.

Residents at 5211 Windridge Drive request to replace their front door with a wood door and stain it with an approved color. After discussion, the board decided that more information is needed before voting.

The resident at 5246 Whisperwood Lane requests to replace the windows. Since no information was available at this meeting, the board agreed to delay a decision until more information is presented.

The resident at 5310 Windridge Drive requests to replace the windows. The board agreed to delay the decision until more information is presented.

Budget & Finance – Eleanor Keppler - No report

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

We have the results of the engineering reports. They were forwarded to Cathedral, and we are waiting for their response. If we do not get a response, we will contact our attorney for our next step.

Human Resources – Rick Alexander - No report

Insurance – Ron Renner - No report

Landscaping – Jane Loiselle - No written report was submitted.

The following requests were discussed.

Residents at 5322 Windridge Dr., request to replace 2 or 3 trees with new decorative trees to be planted at the corner of Windridge Dr. and Greewillow Rd. After discussion, the request was tabled for more information.

The resident at 5246 Whisperwood Ln. requests pavers to be installed in the front of her house, there was a question regarding infringement on common space. After discussion, it was agreed that more information is needed.

Long Range Advisory Planning – Tom Eggers - No report

Maintenance & Grounds – Bill Pert - A written report was submitted and is included in these Minutes. Pert reported upon the Fall Creek Watershed Partnership. Details are in the written report.

Pert proposed that we develop a policy related to cutting into the road pavement during the winter months. McNulty moved and Renner seconded that we adopt a policy not to cut into roads between October 1st and March 15. The motion carried unanimously.

Alexander asked if we can get utility companies to close boxes and clean up area around the boxes. Beyers agreed to call 1-800# to see if we can get results.

Marketing/Communications – Tom McNulty - No written report was submitted.

Windridge is in the process of creating a new website with WordPress. It will look the same, but easier for us to update.

Phi Kappa Psi – Tom Eggers - No report

Rules & Regulations – Eleanor Keppler - No report

Security – Marion Dunson - No report

Security Sub Committee – Jim Loiselle - No written report was submitted.

Loiselle stated, that there has been a planning meeting to begin organizing the crime watch groups and a second meeting is planned for 4/29/15. Loiselle is still recruiting volunteers. If interested, call Jim Loiselle, 462-5933. Group captains will contact residents to hear their concerns. The requirement to get signage in the neighborhood is 50% participation. Since Windridge has over 80% residents interested, we will qualify for signage. It has not been determined where signs will be located. Being involved is about being a good neighbor and calling 911 when something unusual is observed. Residents are encouraged to keep their vigil and not be afraid to call 911, (not Doug).

Social – Tom McNulty - No report

OLD BUSINESS: Community Building Project - Jack Mart submitted a written report which is included in these Minutes.

NEW BUSINESS: NONE

COMMENTS FROM RESIDENTS

Resident Beverly Watkins asked about approval for her landscape request. She stated that she placed this request in the office mail slot after hours. The board asked that she please resubmit the request and it would be considered promptly.

ADJOURNMENT

There being no further business before the Board, the meeting was adjourned by Alexander at 8:14 PM.

NEXT MEETING

The next regularly scheduled meeting of the Windridge Board of Directors will be held at 7:00 PM on Monday, May 18, 2015, in the Board Room of Laurel Hall at Phi Kappa Psi, Indianapolis, Indiana.

Respectfully submitted,

Darcy Heyerdahl

Darcy Heyerdahl, Office Manager

President's Report
April 20, 2015 Board Meeting

At our last Board meeting on March 16, 2015, the City of Indianapolis Neighborhood Liaison reported that the Dinius Automotive Repair shop located at the corner of 56th Street and Emerson Way was slated to close and be replaced with a Taco Bell restaurant at that same location. That information has turned out to be incorrect. Our minutes from tonight's meeting will also reflect that change.

Tonight we will hear status reports about our office/community building, the Cathedral High School drainage issue, our Neighborhood Crime Watch initiative, and neighborhood maintenance projects currently underway.

TREASURER'S REPORT MARCH 2015

K = Thousands. () = Negative Numbers

Community Building

Total Cost through March \$ 14.1 K

March Month Expenses compared with Budget

Grounds Maintenance	\$ (13.5) K	Under Budget – budget amounts not spent
Major Repairs/Replacement	(8.5) K	Under Budget – budget amounts not spent
Others (net)	<u>(2.0) K</u>	Under Budget
Month Total	<u>\$ (24.0) K</u>	Under Budget

March Year-to-Date Expenses compared with Budget

Grounds Maintenance	\$.3 K	Over Budget	
			Snow Removal - 17.9 Over Budget
			Others (net) – (17.6) Under Budget
Major Repairs/Replacement	(4.9) K	Under Budget – Erosion/Drainage not spent	
Salaries and Wages	(7.6) K	Under Budget – monthly budget spread evenly	
Maintenance Supplies	(7.1) K	Under Budget – Ice Melt purchased last year	
Others (net)	<u>(2.9) K</u>	Under Budget	
YTD Total	<u>\$ (22.2) K</u>	Under Budget	

Windridge Co-Owners Association, Inc.
Revenue & Expense Report
For the Three Months Ended March 31, 2015

4/18/15

	Actual			Budget	Over/(Under)
	Oper Fund	Reserve Fund	Total	Total	Budget
Revenue					
Regular Assessments	140,073	90,422	230,494	224,058	6,436
Water & Sewer Assessments	28,418	-	28,418	29,000	(582)
Special Assessments	-	220,995	220,995	220,195	800
Phi Psi Reimbursement	3,256	-	3,256	2,894	362
Total Revenue	171,746	311,417	483,163	476,147	7,016
Expenses					
Grounds Maintenance - 3rd Pty	28,067		28,067	27,762	305
Building Maintenance - 3rd Pty	16,441		16,441	15,850	591
Major Repairs/Replace - 3rd Pty		15,585	15,585	20,500	(4,915)
Maintenance Supplies	3,404		3,404	10,500	(7,096)
Salaries & Wages	46,204		46,204	53,815	(7,611)
Payroll Taxes/Benefits	6,929		6,929	6,254	675
Water	10,471		10,471	12,500	(2,029)
Sewer	16,426		16,426	16,500	(74)
Insurance	17,162		17,162	19,250	(2,088)
Legal & Professional	5,543		5,543	5,375	168
Security Expense	3,354		3,354	1,555	1,799
Office Expense	4,696		4,696	4,399	297
Rent	3,883		3,883	4,000	(117)
Bad Debts	(235)		(235)	1,875	(2,110)
Depreciation	-		-	-	-
Interest Expense	-		-	-	-
Total Expenses	162,345	15,585	177,930	200,135	(22,205)
Other Income					
Interest Income	329		329	-	329
Miscellaneous Income	210		210	-	210
Total Other Income	539	-	539	-	539
Revenue over/(under) Expenses	9,940	295,832	305,771	276,012	29,759

Manager's Report

Doug Beyers
April 20, 2015

Security - IPL was contacted concerning adding five additional pole type lights that were approved by the board on January 20, 2015. IPL has been contacted concerning installation of additional 12 street lights. Installation of the lights has started. Two of the street lights were installed week of March 13, 2015

2015 Siding Repair and Painting- Wood replacement has started. Painting will start when 75% of the siding has been completed. I estimate painting will start in another 4 to 6 weeks.

Lawn Care- We mowed for the first time this season the week of April 13, 2015. Smaller 37 inch walk behind and 48 inch mowers were used in smaller front yards. Our first lawn treatment should be applied in the next two weeks.

A significant number of stumps (approximately 38) were removed by our maintenance staff. We are in the process of filling the holes and planting grass. The staff shoveled over ten truckloads of topsoil filling stump holes and other holes. We will continue to work on yards and plant grass. Please be patient. There are 221 yards and 3 staff members to do repairs.

Community Building- Bids have been received. We are reviewing bids and recommendations from contractors.

2014 Annual Reports were completed and have been delivered. The reports were bagged and placed on front door knobs.

Our accounting audit is planned for May 14, 2015

As a Reminder:

Please follow our rules and regulations concerning pets. "Pets may be taken outdoors only when on a sturdy leash and continuously under direct supervision. **Pet owners are responsible for controlling their pets and for the removal and cleanup of any and all waste created by a pet.** Pet owners will be responsible for any damage to Common Areas or Limited Common Areas caused by their pet."

Please follow the community speed limits. There are a number of contractors and resident walkers out this spring. We don't want a needless accident.

Please follow the community rules concerning trash containers. **"All trash or refuse shall be stored in appropriate containers inside the Dwelling Unit (including garages) or designated trash areas and made accessible for the programmed trash collection systems established by the Board of Directors."**

Gutter cleaning will begin after leaves are on the trees.

BOARD REPORTS:

Security; (Crime Watch)

Jim Loiselle

Landscape:

Sonya Neeb at 5322 Windridge Dr, wants to plant 2 of the following trees at Windridge Dr. and Greenwillow Road. (Red Bud, Dogwood, Serviceberry) I recommend allowing this as 2 or 3 dead trees will need to be removed.

Pat Pontis at 5246 wants pavers installed in front of her town house. She already has the pavers. I will continue to talk with Doug about this.

Architectural Report:

Dave Schermerhorn at 5211 Windridge wants to replace the front door at his condo. As of yet he has not returned my phone call.

Marion Dunson

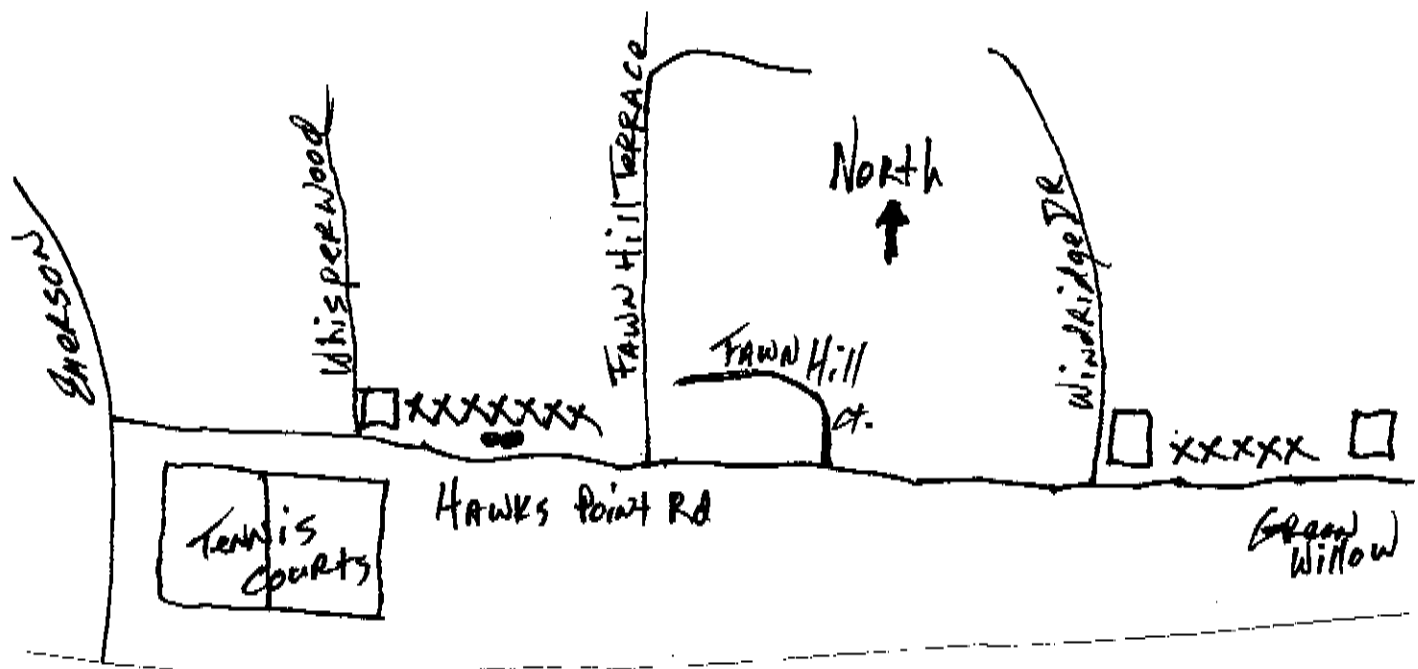
Maintenance & Grounds Report - 20April15

FallCreek Watershed Partnership - Cost Share Assistance Grant

Awarded 50% of \$800 to implement a 'test / showcase' project of two natural areas for our residents to observe & (hopefully) approve of. These two areas, shown below, will soon be planted in natural grasses & wildflowers. They will take approx. 2 years to grow to maturity - so patience will be necessary. Plans are to strip the sod from these two areas for re-use around our property. The ground will then be roto-tilled & planted approx. 10-12 ft. out from the woods, leaving turf grass 'out to the street'. The ultimate goal of this project - after gaining resident 'buy-in' is to reduce our "mow able" area (& areas needing weed control & fertilizer treatments) by as much as 20 -25%.

Citizen's Energy & other requested projects requiring "road cuts"...

The 2 cuts made late last fall on either side of WhisperWood La. @ Thicket Hill have now been completely re-surfaced by Citizens Energy. At the November BOD meeting, I made the suggestion that we implement a policy (& communicate to our residents) that we would ONLY approve projects requiring pavement cuts - gas lines for fireplaces, etc.) between 15Mar & 10Oct. It was decided at that time to Re-visit this 'in the spring'. I'm bringing this up again for discussion & a decision.



Status of the Community Building Project

April 20, 2015

Background On March 11th, initial quotes were received from three general contractors invited to bid on our project. As reported last month, we felt these bids were excessively high, being more than \$30K beyond our approved budget. We continued to negotiate with both these and other contractors, attempting to better define our design requirements and reduce the contractors' concept of the difficulty and costs involved. Meanwhile, it appeared we might not be able to afford the sizeable profit required by the GC's, and that Windridge might have to hire the subcontractors and contract the project ourselves.

Current Status However, the results of our efforts seemed to improve during the past week. Our Drainage Permit was approved by the City, our Architectural Drawings were approved by the State Review Board, a fourth contractor has expressed interest in our project, and an original contractor submitted a revised proposal that appears close to being within our budget. At this point, we intend to pursue negotiations with both of these parties during the next few weeks to finalize a contract for construction by a qualified general contractor, subject to approval by the Windridge Board of Directors.

Proposed Schedule Although we obviously missed our intended April 1st start date, it now appears we should be under contract by early May, have all permits in hand by mid-month, and break ground on the project by June 1st, with a projected move-in date of September 1st.

Respectfully submitted,

Jack Mart, on behalf of Jim Klausmeier and Doug Beyers