

Windridge Co-Owners Association, Inc.
www.windridgecondos.com/
Board of Directors Meeting Minutes #2016 – 9
July 25, 2016

A Special Meeting of the Board of Directors of Windridge Co-Owners Association, Inc. was held on July 25, 2016 in the Community Room of Windridge Office, Indianapolis, Indiana. Board President, Rick Alexander, presiding; Eleanor Keppler serving as Secretary.

ATTENDANCE

Directors Present:

Class of 2016	<u>X Tom Eggers, Treas.</u>	<u>X Karen Friss</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>
Class of 2018	<u>X Vicki Eident</u>	<u>X Bill Pert, Vice Pres.</u>	<u>Eileen Scott</u>

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

CALL TO ORDER

President Alexander called the meeting to order at 7:00 p.m. He stated that this meeting is a work session to discuss options for the utilizing the gates and to create a list of common objectives for Property Manager, Beyers, to submit to consultant for design plans and estimated costs. Alexander emphasized that a decision will not be made in this meeting. Seventeen residents were welcomed to the meeting.

LONG RANGE PLANNING COMMITTEE REPORT

Committee member, Karen Friss, lead the discussion guiding the Board through the information that the committee has gathered regarding the gates.

What is the current situation, the problem(s) we might try to solve:

1. Trucks are damaging the North gate – guest entrance is too narrow
2. Large trucks such as trash trucks have to wait for residents to piggy-back through at the North Gate
3. Cars are piggy-backing through the North Gate
4. Cars are pushing the North exit gate open
5. The South Gate is periodically opened for large trucks/buses
6. Property Manager opens the South Gate for special requests and on icy days when cars would have difficulty getting up the hills

After the discussion it was decided that Doug Beyers, the Property Manager, will solicit potential options and estimates for options including:

1. North Gate
 - A. Wider entrance to make more accessible for trucks
 - B. Visitor pad that is easier to see

C. Repair the existing posts

2. South Gate

A. Access for trucks/buses any time

B. Access for resident cars only

(NOTE: these options can be combined when the Board considers them)

The options will address the priorities of the community which were listed as:

- A. Security – (comments suggest we might want to begin incorporating use of cameras at the gates no matter what)
- B. Low cost, smart investment of resources
- C. Easy in and out for residents
- D. Impact of location within the community; the impact may be greater in some locations
- E. Safety and aesthetics of design

Other considerations that will be shared or explored are:

- A. Need to accommodate events at Laurel Hall
- B. Need to accommodate residents who have delivery trucks arrive when office is closed
- C. Explore if the weight of trucks is a factor in road maintenance
- D. Explore importance of, or impact of, leaving gates open for periods of time on weekdays -- per the IMPD, note: some communities leave gates open during specified hours

Not considered by the committee at this time

- A. Replacing the computer system (it is working fine)
- B. Changing the guard house (it would be expensive to move it)

Also discussed was the need to re-educate residents re: the appropriate use of the various gate codes and the need to limit sharing the access codes vs. giving people the phone code

COMMENTS FROM OWNERS

President Alexander invited Owners to comment and ask questions allowing fifteen minutes for open discussion.

Resident Question: Do the gates really make the community safer? What do the police tell us?

Board Response: The gates help with security if the codes are properly used. It was emphasized that the gates are only one component of security. Neighborhood watch communication, adequate community and resident lighting, removal of undergrowth and responsible resident precautions are other important components.

Resident Comment: It is unacceptable to leave the gates open predictable blocks of time during the day.

Resident Comment: We need to change the mode of operation to solve the problems.

PROPERTY MANAGER:

Beyers asked, what do we want to achieve?

I. Options for the North Gate

- A. Wider entrance to make more accessible for trucks
- B. Visitor pad that is easier to see
- C. Repair the existing posts

II. Options for the South Gate

- A. Controlled entry
- B. Keep emergency access

NEXT STEPS:

Beyers will obtain design plans from a contractor who installs gates to bring to the Board. After a plan is approved by Board, bids will be obtained.

OTHER BUSINESS:

Investment Committee – Eggers. Eggers reported that in order for Windridge to invest in the two bond funds as approved at the July 18, 2016 meeting, Board resolutions are required that state that Board officers have the authority to act on behalf of the organization.

After discussion, Friss moved that the Board authorize the officers as signatories to act on behalf of the Association for the investment of funds acknowledging that the Board as a whole will have approved the transactions. Loiselle seconded the motion and it passed unanimously.

ADJOURNMENT:

There being no further business before the Board, the meeting was adjourned by Alexander at 9:00 p.m.

NEXT MEETING:

The next regularly scheduled meeting of the Windridge Board of Directors will be held at 7:00 on Monday, August 15, 2016, in the Community Room of the Windridge Office, Indianapolis, Indiana.

Respectfully submitted,

Eleanor Keppler

Eleanor Keppler, Board Secretary