

**Windridge Co-Owners Association, Inc.**  
[www.windridgecondos.com/](http://www.windridgecondos.com/)  
**Board of Directors Meeting Minutes #2017 – 3**

The regular meeting of the Board of Directors of Windridge Co-Owners Association, Inc. was held on March 20, 2017 in the Community Room of Windridge Office, Indianapolis, Indiana. Board President, Eleanor Keppler, presiding; Jane Loiseau serving as Secretary.

**ATTENDANCE**

Directors Present:

Class of 2017	x	Rick Alexander	x	Eleanor Keppler, President	x	Jane Loiseau, Secretary
Class of 2018	x	Vicki Eident, V. Pres.	x	Bill Pert		Eileen Scott
Class of 2019		Tom Eggers, Treasurer	x	Mike McCracken	x	Beverly Watkins
Staff	x	Doug Beyers	x	Darcy Heyerdahl		

**OWNERS COMMENTS**

Kathleen Roman, resident and editor of the Windreader mentioned the Mexican Restaurant is open.

Also, Kathleen has completed the 2<sup>nd</sup> edition of Windreader and is on our Windridge website under Residents only.

**CALL TO ORDER**

President Keppler called the meeting to order at 7:00 PM.

Keppler asked for approval of the Minutes of the February 20, 2017 Board Meeting.

\*Alexander moved that the Minutes be approved as distributed.

The motion was carried.

Keppler asked for adoption of the agenda. The Agenda was approved as amended.

**ACKNOWLEDGEMENT OF PREVIOUS BOARD ACTION**

Architectural requests:

1. 5222 Fawn Hill Court - Replace Windows -- APPROVED
2. 5322 Thicket Hill Lane - Increase patio size – DENIED

\*Alexander moved to accept the above motions, McCracken 2<sup>nd</sup>

The motion was carried.

**OFFICERS' REPORTS**

**President's Report – Eleanor Keppler.** A written report as follows:

*March 8<sup>th</sup> the Board met under the expert leadership of resident, **Jon McGann**, to continue our strategic planning process. We now have a proposed vision statement, identified five goal areas, developed at least one goal statement for each area, and written at least one measurable objective for each goal. We will continue with the process during a third session on March 29<sup>th</sup>, at 9:00 AM*

*Darcy is working on the Annual Report. When published, it will be delivered to your door along with a directory, and the new policy for the use of propane and charcoal grills.*

*Thank you to the board members and residents who attended the Millersville Annual Meeting on March 2<sup>nd</sup>. As Jane suggested, a newsletter summarizing the meeting was forwarded by email to Windridge residents.*

*March 16<sup>th</sup> Vicki and I attended a Board Leadership Development Workshop, Financial Management and Professional Advisors/Service Providers. This seminar focused upon budgeting, long range planning, investments, and contracts. Pertinent information will be shared with Beverly, Tom and Doug.*

*April 20<sup>th</sup> our attorneys Eads, Murray and Pugh are hosting their annual service dinner for HOA clients. The Garrison at Fr. Ben is the location for this year's event and the program is "Hot Topics." Board members may RSVP on line. If you didn't receive an email invitation, please let me know and I'll be certain to see that you are included on the list. If you are attending and would like to car pool, I'll arrange for the car pools.*

**Vice President's Report – Vicki Eident – No written report**

An ACH letter is being constructed for residents who pay via check/online bank method (which actually does print and send a check) to use the Windridge ACH method instead.

**Secretary's Report – Jane Loiselle – No written report**

Reminder - to go on Millersville Fallcreek website to view their newsletter:  
<http://www.millersvillefcv.com/>

Thank you to Darcy for doing a wonderful job with the minutes, which were added to her responsibilities this year.

**Treasurer's Report –Tom Eggers - No written Treasurer's report, although a Budget Report is attached**

**Manager's Report – Doug Beyers - A written report as follows:**

Drainage- Final grade and seeding was completed behind 5111, 5119 and 5151 Hawks Point.

Foundation repairs- 5419 Greenwillow- Complete

Windridge and Cathedral fence line improvements- Phase One to extending 8 foot to block vision of the new Cathedral building and improve security and replace fence at corner of 5427 Greenwillow to obscure view of Cathedral electrical boxes - Complete. Additional fencing along property line to be added as time and budget allows.

Digitizing records- No activity.

5205 Windridge Drive- Basement water proofing and grade improvements. Final grade and landscape remain and are dependent on the weather.

5401 Greenwillow- Additional water proofing is completed. Sump line remains to be buried. A survey for the swale in the area of 5401 Greenwillow has been completed. The survey was reviewed with engineer on March 16, 2017. To be discussed in executive session.

Drainage and Erosion Planning- A number of requests for drainage improvements in addition to what was planned for 2017 have been brought to our attention. The order of work will be determined first by damage caused to structure, second by risk of damage to structure and amount of risk, and third as visual improvement. The board will need to discuss projects and when they are to be completed. To be discussed in executive session.

5382 Thicket Hill- Looking for plantings that will survive in area due to limited sun and slope. This is a summer project.

Work Order Back Log- 60 outstanding. The backlog increased by 10 from January. This is due to working on projects vs. work orders.

5384 Thicket Hill- The owner rejected the board's offer of compensation. To be discussed in executive session.

Request- the board reviews policy for installation of satellite dishes and antennas.

Request- the board writes policy for dumpsters for resident construction projects.

Homes being painted in 2017- Letters have been distributed in the tubes for residents that will have their homes painted in 2017. Residents should be inspecting and repairing their windows and doors. Any needed repairs should be made prior to mid-May. Additional letters will follow concerning start dates and paint colors.

Trees- We continue to remove dead, dying and trees that endanger homes. The maintenance staff ground stumps for two days. They will be working to remove grinding debris, filling holes with soil, and planting grass as weather permits.

Gates- I expect three bids for replacement of the visitor gate and exit gate at the main gate area (North Gates) by April meeting. These bids will address the agreed upon requirements from our gate meeting last fall.

Termite inspection letters- will be mailed in April concerning overdue termite inspections.

Brick and stone walls- will be evaluated for needed repairs and prioritized for April board meeting.

### **Mayor's Advocate – Gregory Garrett**

1. State of the City date to be announced.
2. Rollout program to help with liter.
3. Take pictures of any flooding you see and contact Gregory directly:  
Email: [gregory.garrett1@indy.gov](mailto:gregory.garrett1@indy.gov)  
Cell: 317-777-2391  
Work: 317-327-5119
4. Two complexes south of Windridge have been fenced. Gregory is working on getting the other property secured and keeping them all mowed on a more regular basis.

## COMMITTEE REPORTS

**A. Cathedral High School – Rick Alexander** – No written report. To be discussed in executive session.

**B. Landscape – Vicki Eident** – A written report as follows:

*Thanks to Kathleen Roman, Glenda McGann, Ken Myers and myself for clearing several corner gardens of winter debris. Gardening will continue as weather permits. **Volunteers are always appreciated.***

*Horning's Landscaping and Nursery has submitted a tree replacement price list for 2017. Members of the Landscape Committee will tour the property to determine locations for tree replacement.*

### **Landscape requests to consider:**

1. 5227 Windridge Drive - Committee Approved - Update and improve landscaping on west side of the sidewalk using perennials. Approved with the exception of vinca minor, which is on the invasive species list. Homeowner must choose alternative ground cover.

\*Eident moved, Watkin 2<sup>nd</sup> to accept the above committee recommendation  
The motion was carried.

2. 4944 Windridge Drive - Committee Approved - Garden Statue

\*Eident moved, Loiseau 2<sup>nd</sup> to accept the above committee recommendation,  
The motion was carried.

3. 4915 Windridge Drive - Committee Approved - Landscape Plan as submitted from Hornings, at owner's expense. Plan replaces currently planted areas to left and right of sidewalk, along the side of house and in back where row of honeysuckle is currently.

\*Eident moved, Alexander 2<sup>nd</sup> to accept the above committee recommendation,  
The motion was carried.

**I. Maintenance & Grounds – Bill Pert** - A written report as follows:

### ***Update on major Windridge drainage projects ... Spring & Summer '17:***

*There are currently six drainage projects planned to commence over the next few months. Three will be completed by our in-house staff 1, 2, 3 and three by a third party contractor A, B, C; these will require heavy equipment and more manpower to complete.*

*The timing priority for these will be determined on the basis of potential damage that might be caused to adjacent units by heavy rainfall prior to completion, as well as other contributing factors. Over the course of the summer, other projects may be considered. They will be considered as the need arises.*

1. *Between & Behind 5255 & 5259 Windridge Drive*
2. *Behind 5321 & 5329 White Marsh Lane and 5329-5341 Greenwillow Road*
3. *Behind & on the side of 5382 Thicket Hill Lane*

- A. *Behind 4915 – 4931 Windridge Drive*
- B. *Between 5308-5330 Whisperwood Lane*
- C. *Behind 5314 – 5322 Windridge Drive*

**J. Marketing & Communications – Jane Loiselle** - No written report

*Just a reminder re: **Walgreen's hearing** which is scheduled for Wednesday, April 5th, at 1 PM in the Public Assembly Room of the City County Building, 200 E. Washington Street.*

*Thanks to Kathleen Roman for completing the 2<sup>nd</sup> edition of Windreader and helping make Windridge aware of the importance of Millersville*

**M. Security – Mike McCracken** - No written report - Security cameras have been purchased. A small chimney will be added to the guard shack to store and protect the equipment. This will also provide a 360 degree view for the cameras.

**N. Social – Victoria Eident** – A written report as follows:

*First Friday Social (Formerly Wine Time) was attended by 22 residents on March 3rd. Residents requesting to be on the email reminder list must send an email to [vicki@eident.net](mailto:vicki@eident.net) to be included.*

*There has been renewed interest in using the tennis court for various recreational activities such as pickle ball and basketball. Several residents are exploring additional options for this underused space.*

**UNFINISHED BUSINESS** – NONE

**NEW BUSINESS** - NONE

**Adjourned into Executive Session** at 7:59 PM for legal opinions, covenant violations/grievances and contracts, Rick Alexander departed.

**Reconvened regular meeting** at 8:56 PM

The Board gave the property manager direction for prioritizing drainage issues. The priorities are as follows:

Funded with Capital Reserve funds –

1. 5104 Greenwillow area

Budgeted for 2017 –

1. 4915-4931 Windridge area
2. Between 5308-5330 Whisperwood and 5329-5341 Thicket Hill

Budget for 2018 –

1. 5240 -5250 Windridge engineering for erosion project
2. 5314 – 5322 Windridge drainage

\*Mike McCracken moved and Bill Pert 2nd – In accordance with our documents and with advice of our legal counsel we deny the request of owners at 5384 Thicket Hill in their letter dated March 7, 2017. Motion carried.

**Adjourned at 8:59 PM.**

Next Regular Meeting of Windridge Board of Directors at Windridge Community Building on Monday, April 17, 2017 at 7:00 PM.

Windridge Co-Owners Association, Inc.  
Balance Sheet

3/16/17

	Actual as of February 28, 2017			Actual as of December 31, 2016
	Oper Fund	Reserve Fund	Total	Total
<b>Assets</b>				
Cash	104,587	371,457	476,044	416,972
Rent Investments		33,361	33,361	33,241
Reserve Investments		250,420	250,420	249,559
Reserve Unrealized Gain/Loss on Invest		(4,505)	(4,505)	(5,651)
Assessments Receivable	9,016		9,016	11,209
Other Receivable	15,322		15,322	15,322
Prepaid Expenses	21,269		21,269	22,756
Property, net of accumulated depreciation	219,398		219,398	221,026
Comm bldg reimb due from oper fund		186,913	186,913	187,033
<b>Total Assets</b>	<b>369,592</b>	<b>837,646</b>	<b>1,207,238</b>	<b>1,151,467</b>
<b>Liabilities</b>				
Accounts Payable	25,281		25,281	40,051
Accrued Expenses	13,912		13,912	10,224
Prepaid Assessments	0		0	2,930
Comm bldg reimb due to reserve fund	186,913		186,913	187,033
<b>Total Liabilities</b>	<b>226,106</b>	<b>0</b>	<b>226,106</b>	<b>240,238</b>
<b>Fund Balances</b>				
	143,486	837,646	981,132	911,229
<b>Total Liab &amp; Fund Balances</b>	<b>369,592</b>	<b>837,646</b>	<b>1,207,238</b>	<b>1,151,467</b>