

Windridge Co-Owners Association, Inc.
www.windridgecondos.com/
Board of Directors Meeting Minutes #2017 – 5

The regular meeting of the Board of Directors of Windridge Co-Owners Association, Inc. was held on May 15, 2017 in the Community Room of Windridge Office, Indianapolis, Indiana. Board President, Eleanor Keppler, presiding; Jane Loiselle serving as Secretary.

ATTENDANCE

Directors Present:

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

OWNERS COMMENTS

Owner Marion Dunson stated owner Judy Eckerson would like to consider some type of speed bumps as she gets splashed while riding her scooter from cars going too fast. This is a concern by other residents as well. The board replied that speed bumps have been tried in the past, but residents complained about them and they damaged the snow plows, so they were removed. Now there are movable speed bumps available, which Doug will consider using if speeding continues to be a problem.

CALL TO ORDER

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

Keppler asked for approval of the Minutes of the April 17, 2017 Board Meeting.

*Loiselle moved that the Minutes be approved as distributed.

The motion was carried.

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

ACKNOWLEDGEMENT OF PREVIOUS BOARD ACTION

5227 Windridge architectural request to install a decorative wrought iron gate, approved unanimously.

5316 Greenwillow architectural request to replace garage door, approved unanimously.

* Eggers moved, Scott 2nd to accept the above requests

The motion was carried.

President's Report – Eleanor Keppler

With the guidance of resident expert, Jon McGann, the Board continues with developing a strategic plan for our association. Subgroups are in the process of finalizing strategies and tactics for the five goal areas identified in the plan. Please forward Jon and/or me your subgroup reports by Thursday of this week.

Last Thursday Vicki Eident and I attended a Community Association Institute workshop related to Covenant Enforcement. The presenter was Scott Tanner who is an attorney who specializes in Community Association law. Tanner reviewed strategies that are successful in enforcing covenants. He also reviewed the grievance resolution law which Indiana passed in 2015. Windridge has adopted this grievance resolution procedure to use when there is a dispute regarding covenants.

I ask for patience regarding the completion of work orders. Last week between rains our staff worked diligently solving emergency water problems. Please be reminded that work orders are prioritized and ones that affect the livability of the Units are completed first.

Vice President's Report – Vicki Eident

On April 20th, I attended the Annual Service Dinner, *Hot Topics*, at the Garrison hosted by our law office, Eads Murray & Pugh.

Several new Indiana Codes passed by the Indiana Legislature pertaining to homeowner's associations were among the topics covered. Senate Bill 500 concerns the installation of solar energy systems on roofs. House Bill 1133, with limits, the Bill allows for short term rentals by a homeowner. However an HOA may establish limitations or prohibitions.

Significant time was devoted to the process of amending HOA documents. In short, this is not a process that should be undertaken unless there are significant issues or conflicting statements in the documents. Changes in Rules and Regulations and in Policies and Procedures generally are sufficient to address many issues. Often an Amendment to the document is the most appropriate procedure. Generally only after many amendments have added, should a complete new draft of the documents be considered. It is a difficult, lengthy and costly process.

Treasurer's Report –Tom Eggers - Monthly Statement attached (printed below)

TREASURER'S REPORT

April 2017

K = Thousands () = Negative
Numbers

Results for April, 2017

Total Expenses are under budget (25.7) K

Major areas for the underage:

Grounds Maintenance (14.2) K
Mostly budgeted expenses haven't started

Major Repairs/Replacemnts (10.0) K
Siding Replacement has not started

Results for the Four Months Ended April 30, 2017

Total Expenses are under budget (54.0) K

Some major reasons for the underage:

Major Repairs and Replacements (27.9) K
Driveway & Sidewalk replacements haven't started
Siding Replacement has not started

Grounds Maintenance (16.4) K
Many expenses under budget, including
Lawn Care, Snow Removal

Salaries & Wages (8.0) K
Timing issues, monthly spread of budget

Proposal -- Initiate a Transfer Fee for New Home Buyers in Windridge

There are significant efforts required by Darcy and Doug to successfully complete the requirements of the various parties when a Windridge condominium is purchased by a new home buyer.

It is common practice for buyers to reimburse condominium entities for their services in performing the actions necessary for a successful purchase transaction. This charge is commonly called a Transfer Fee. Unlike similar condominiums we have not been charging for these services.

A partial list of these services includes:

Meet and communicate with seller, buyer, and realtor

*Provide information to mortgage company
Review inspection report, visit condo to determine what Windridge will remedy
Obtain subcontractor bids for repair work
Adjust financial records for seller and buyer
Go over security items with buyer
Complete legal documents and establish files for buyer's condo*

I propose we add a \$250 Transfer Fee for the title companies to include in the buyers' closing documents.

** Eggers moved, Scott 2nd to accept the above requests, effective on new listings July 1st.*

The motion was carried.

Manager's Report – Doug Beyers

5205 Windridge Drive-Basement water proofing and grade improvements. Complete

Brick Wall Survey- No additional report for survey. However, cost for repair of wall at 5255 Greenwillow is \$3,500.00 with brick cap and approximately an additional \$1,000.00 for limestone. Limestone cost is an estimate.

5401 Greenwillow- Sump line remains to be buried. This should be buried the week of May 15th.

A survey for the swale in the area of 5401 Greenwillow has been completed. I have copy of bid for engineering work for you to review. We should make a decision at the June board meeting.

Drainage and Erosion Planning-Based on the board's decision, I have instructed contractor that we want to precede with the Windridge Drive Drainage and the Thicket Hill/Whisperwood Drainage projects.

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 78 outstanding. The backlog increased by 13 from last month. This is due to long rain periods over the last two weeks. I expect this number to grow as we clean gutters on work on projects.

Letters have been distributed in the tubes for residents requesting paint color selections. Siding repair will start this week.

Round two broadleaf and fertilizer should be applied this week.

I continue to solicit bids for replacement of the visitor gate and exit gate at the main gate area (North Gates). I am having difficulty in finding a contractor to handle the total project. I have one bid at this time. Two contractors cancelled due to rain last week. I will reschedule this week.

Termite inspection letters will be mailed in May concerning overdue termite inspections. This was originally planned for April.

A sewer Lateral was replaced for four-plex on Fawn Hill Tr. Finish grade will be completed this week.

Additional 2017 Resident Directories are available in the office.

5223 Windridge Drive The owners are concerned about the condition of a large hickory tree in their backyard. This tree is close to the structure and is surrounded by a deck. Bids range between \$8,000.00 and \$18,000.00 for removal. The visual assessment from the contractors was that the tree is healthy. However, my experience is that hickory trees can rot in the center and appear healthy. We can have the tree risk assessment done to

determine condition of the tree for \$720.00. I am asking for guidance concerning evaluation and/or removal of the tree. This large amount was not planned in our tree budget.

**After board discussion, board agreed for Doug to evaluate the tree and bring back a recommendation.*

5325 White Marsh Lane *We have experienced a water issue under the slab at. We are in the process of determining cause of water. It appears to be a leaking supply line under the slab. But, we have not ruled out ground water at this time. I will contact our lawyer to get advice on who is responsible and move forward with the repairs needed.*

(5/26/17 Update – there was a leak in the water supply line which according to our attorney is the owner’s responsibility. The owners’ insurance company paid for the repairs which were completed today.)

We are proceeding with the drainage project *between White Marsh and Greenwillow road on the Chipwood end of the streets. The maintenance crew will be doing this work.*

5265 and 5269 Windridge Drive *We are planning on downspout and yard repair.*

5314, 5318, and 5322 Windridge Drive *We have been delayed on downspout repair at due to rain. These will be our next area of repair.*

5330 White Marsh roof leak *– will be approximately \$2,500 done by outside contractor.*

5236 Windridge roof leak *– completed by our staff.*

Mayor’s Report – Greg Garrett

- 56th Street from Emerson to Arlington and Fall Creek from Emerson to Shadeland are going to be resurfaced this summer.
- Please report high weeds and grass to him 317-327-5119 or email gregory.garrett1@indy.gov or report it to the Mayors Action Line.
- All Clean Up days were rained out, so keep an eye out for this to be rescheduled.
- They can help neighborhoods organize a 500 porch party that we may consider having next year.
- Remediation will start to remove and disabled vehicles in Windridge.

Committee Reports by Board Liaisons

A. Architectural – Bill Pert

Owners at 5316 Greenwillow request to install a three-quarter inch gas line to replace the one-half inch line that currently exists.

* Watkins moved, McCracken 2nd to accept the above request, at owners’ expense.
The motion was carried.

Owners at 5401 Greenwillow request to install a Pergola inside of their front courtyard.

* McCracken moved, Eggers 2nd to accept the above request, at owners’ expense and owners will maintain.
The motion was carried.

B. Budget & Finance – Beverly Watkins

Higgs has agreed to be Budget committee chair again this year.

C. Cathedral High School – Rick Alexander – nothing new to report.

D. Human Resources – Eleanor Keppler –

We are still seeking a full time employee. We have employed three summer part time staff members, with a fourth one starting in a couple weeks. They are Javier Alvarado, Jr. and Roger Revell, who are new to Windridge and Sam Grass, returning for his third summer with Windridge. Please welcome these young men as you see them about the neighborhood.

G. Landscape – Vicki Eident

Reminder: As stated in Windridge documents, residents are required to submit a Landscape Request before proceeding with landscaping projects that include planting or removing trees and/or shrubs. Beginning new gardens in common areas must be approved as well. It is not necessary to seek approval for routine garden maintenance or planting of seasonal annuals and perennials. Consult the invasive species list on windridgecondos.com prior to planting.

A few years ago neighbors removed a thicket of honeysuckle which began the process of reclaiming a gateway area on Whisperwood. This spring we received the anonymous gift of the lovely new Shade Garden. The professional landscape plan, stepping stones and all of the bushes and trees were generously donated by a resident. Budgeted funds allowed Windridge to provide the mulch and perennials that were installed by resident volunteers and staff. We are grateful for the pleasing result that will welcome homeowners and guests for many years.

*Many thanks to **Whisperwood Shade Garden** volunteers, Kathleen Roman, Glenda McGann, Susie McAlister, Doug Stoecker, Vicki Eident. Also thanks to our staff that spread the mulch and set up the timed watering system.*

Thanks to Glenda McGann in helping me do weeding, pruning and planting. This spring she has voluntarily tackled several overgrown areas, tamed many overgrown bushes and trees and assisted with planting the new Shade Garden.

This spring, with the help of her grandchildren, Susie McAllister planted creeping flox on the entry way wall. Thanks for all your help and for getting the youngsters involved in our community.

Piles of honeysuckle along the road are an indication that Ken Myers has tackled another area. Removal of this invasive plant slows its progress throughout Windridge. It will be a continual battle to reclaim the woods allowing the native plants to return. This year spring flowers are blooming in areas once choked off by honeysuckle.

Removing winter debris and pulling weeds early in the spring are necessary to keeping our corner gardens tidy. Thanks to Christina McCoy and Kathleen Roman for taking on these never ending tasks. Permission is granted to anyone who cares to pitch-in and pull a weed or two.

The spring inventory has been completed. Many dead and dying trees have been removed and others will be removed and replaced as staff and budget resources allow.

Some residents will be receiving reminders about tending to their foundation plantings. As noted in our documents, pulling weeds in foundation areas and removing ivy on brick walls is homeowner responsibility.

Owners and their guests are asked to refrain from parking or driving on the grass. A great deal of our budget pays for grass mowing and maintenance. Parking with all four tires on the pavement allows sufficient room for cars to pass. Preference is to always park in your driveway.

Thanks to everyone who spends time cleaning up winter debris, planting flowers, and maintaining the landscaping in their nearby spaces. Together we all participate in making Windridge beautiful and welcoming.

L. Rules & Regulations – Eleanor Keppler – *The sign posted in the guard shack advising cars not to park on the grass appears to be effective. We will consider posting additional information here.*

N. Social – Victoria Eident

The May First Friday Social was attended by about 30 residents at the home of Bill and Roberta Witchger. All residents are encouraged to attend each month. Send an email to vicki@eident.net in order to be included in reminders. The Social is held on the first Friday of each month in resident's homes from 5 - 7 pm. Those attending bring their beverage of choice and snack to share.

The June First Friday Social will be at the home of Tom and Judy Eggers on June 2nd.

Save the Date: *Annual Picnic will be held Saturday, June 24th at 4:00 pm. in the green space across from the Community Building. Flyers announcing the details will be distributed prior to the event.*

Committee is being formed for Community room guidelines. If you are interested, contact Vicki Eident.

UNFINISHED BUSINESS – NONE

NEW BUSINESS –

Committee is being formed to review uses for the Multi-Purpose Court. If you are interested in being on this committee, contact Vicki Eident.

McCracken moved, Pert 2nd to Adjourn meeting at 8:32 PM

Motion carried.

Adjournment: Next Regular Meeting at Windridge Community Building on Monday, June 19, 2017 at 7:00 PM.