

**WINDRIDGE CO-OWNERS ASSOCIATION, INC.
Indianapolis, Indiana
Board of Directors Meeting Minutes OCT 2017 – BUDGET meeting**

Our VISION statement:

Windridge Condominiums will be a preferred residential community that is naturally beautiful, friendly, diverse, secure, thriving and influential in the Millersville area.

This special budget meeting of the Board of Directors of Windridge Co-Owners Association, Inc. was held on October 2, 2017 in the Community Room of Windridge Office, Indianapolis, Indiana. Board President, Eleanor Keppler, presiding; Jane Loiselle serving as Secretary.

ATTENDANCE

Directors:

Class of 2017	x	Eleanor Keppler, President	x	Jane Loiselle, Secretary	x	Charles Boyle
Class of 2018		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, Manager		Darcy Heyerdahl, Office Manager		

Call to Order

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

President’s Comments– Eleanor Keppler

Special Presentation – Mike Norris from Natures’ Partners, our lawn service contractor – presentation followed by Q&A.

Introduction of the Budget Committee Members – Beverly Watkins, Liaison

Charlie Boyle, Lea Carroll, Mary Dunson, Dan Evard, Alan Norris, Paul Schroeder and chair, Jim Higgs

Statement of how the committee developed the proposed budget – Beverly Watkins

Review of committee’s recommended budget – Jim Higgs, chair

The committee used five guiding principles:

1. Resident Safety i.e. cracked sidewalks, etc.
2. Water infiltration – a major concern
3. Avoid special assessments by planning ahead
4. Be mindful of owners on fixed incomes
5. Maintain the Natural Beauty of Windridge

The Committee’s recommended budget added money back into Tree Additions line item 5585 of Reserve Fund Expenses and added \$1/month/owner in Lawn Care/Leaf Removal Line item 5510 of Operating Fund to replace lawns overtaken by weeds.

The average increase in monthly dues would be \$12/month.

Motion made by Loiselle, 2nd by Boyle to accept committee's budget with \$4900 in reductions in the Operating Fund made to line items 5946 signage, 5947 tennis courts and 5440 sewer. This will bring down the average increase in monthly dues to approximately \$10.

Board Discussion centered on our Strategic Plan objective: *Budget assessments will not exceed prior year's inflation rate as measured by the Consumer Price Index.* Q&A from Owners followed.

Motion was adopted by unanimous vote.

Adjourned at 8:47pm.

Next Regular Meeting will be at Windridge Community Building on Monday, October 16, 2017 at 7:00pm.