

WINDRIDGE CO-OWNERS ASSOCIATION, INC.
Indianapolis, Indiana
Board of Directors Meeting Minutes 2018 – April

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.*

The regular meeting of the Board of Directors of Windridge Co-Owners Association, Inc. was held on April 16, 2018 in the Community Room of Windridge Office, Indianapolis, Indiana. Board President, Vicki Eident, presiding; Beverly Watkins serving as Secretary.

ATTENDANCE

DIRECTORS			
Vicki Eident, President	X	Charles Boyle	X
Mick McCracken, Vice President	X	Jon McGann	X
Beverly Watkins, Secretary	X	Bill Pert	X
Tom Eggers, Treasurer	X	Eileen Scott	X
		Karen Shepherd	X
STAFF			
Doug Byers, Property Manager	X		
Renee' Michael, Office Manager	X		

CALL TO ORDER

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

OWNERS COMMENTS – None

SPECIAL GUEST - Mike Maxwell, Community Relations Officer North District

- Officer Maxwell distributed North District Contact Sheets and shared that his office is in Broad Ripple.

MAYORS ADVOCATE – Gregory Garrett 317-327-5119 – Mayor’s Action Center 317-327-4622

- Paving projects continue and will include Fall Creek Trail.
- Pot hole repair continues, although slowed by cold, wet weather. Side streets will be repaired when weather permits.
- County is starting a Sustainability Plan and anyone interested in participating should contact Gregory Garrett.
- Street lights will be retrofitted to LED lighting (including those on Emerson) by 2020. Project is currently being piloted on 38th, from Meridian westward.
- Plan being developed for safely removing roadside trash along Binford.

ADOPTION OF AGENDA

- Eident asked for approval of the agenda for the April 16, 2018 meeting.
 - Watkins moved, 2nd by McCracken, to approve the agenda.
 - The motion was adopted.

APPROVAL OF MINUTES

- Eident asked for approval of the minutes of the March 19, 2018 Board Meeting.
 - McCracken moved, 2nd by Boyle, to approve the minutes as previously distributed (with typo correction).
 - The motion was adopted.

ACKNOWLEDGE OF PREVIOUS BOARD ACTION

- Eident asked for approval of the architectural and landscape requests listed below.
 - Pert moved, 2nd by Shepherd, that the requests be approved
 - The motion was adopted.

ARCHITECTURAL/LANDSCAPE REQUESTS

Previously submitted to and approved by board members via email:

ARCHITECTURE REQUEST

- **5207 Greenwillow** - Power wash and stain deck. Contractor Wood Medic Inc.
- **5380 Thicket Hill Lane** - Install black metal railing on steps beside drive to mail box.

LANDSCAPE REQUEST

- **5338 White Marsh Lane** - Remove ivy front and back and remove dead shrubs. Plant grass or sod in back. Replace shrubs in front with boxwood and mulch.

OFFICERS' REPORTS

PRESIDENTS REPORT – Vicki Eident

- Last Saturday, several Windridge residents donned rain gear and yellow safety vests to participate in the 2018 Great Indy Cleanup. We picked up trash along Fall Creek and in the Millersville retail area. The event was sponsored by Millersville Association and Keep Indianapolis Beautiful.
- Volunteers will be needed again on May 5th to help plant flowers in the two Millersville Gateway medians. Meet at 9am in the former Walgreen's parking lot.
- Please keep in mind that pedestrians and autos must share Windridge roadways. For everyone's safety please observe our 20 mph speed limit. Pedestrians are safest walking on the left side of the road facing traffic.

VICE PRESIDENTS REPORT – Mike McCracken No Written Report

SECRETARYS REPORT - Beverly Watkins No Written Report

TREASURERS REPORT – Tom Eggers

TREASURER'S REPORT

March 2018

K = Thousands () = Negative
Numbers

Results for March 2018

Total Expenses are under budget	<u>(27.4) K</u>
Major Repairs/Replacements under budget	(20.1) K
Tree Removal hasn't started	
Erosion/Drainage - no expense	
Building Maintenance under budget	(7.5) K

Results for Three Months Ended March 31, 2018

Total Expenses are under budget	<u>(61.9) K</u>
Building Maintenance under budget	(20.8) K
Foundation/Crawl Spaces - no expense	
Termite/Pest Control - no expense	
Building Repair under budget	
Major Repairs/Replacement under budget	(36.8) K
Truck not purchased	
Tree Removal hasn't started	
Salaries & Wages under budget	(9.5) K
Water/Sewer over budget	5.2 K

MANAGERS REPORT– Doug Beyers

- South Exit Gate – A small group met and developed a basic design for the gate layout. This design has been reviewed by a qualified contractor for recommendations, alterations and pricing. I expect pricing for the gates and operators by the April Board meeting. To be discussed during Executive Session.
- Drainage and Erosion Planning- The Thicket Hill Drainage Project start date is dependent on the weather. Contractor estimates start date mid to late May. 5314, 5318, and 5322 Windridge is dependent on the weather. Contractor estimates start date mid to late May. The downspouts will be our next major area of staff drainage repair. 5338 White Marsh drainage has been installed. Asphalt repair remains.
- 5223 Windridge Drive is the first planned structural repair for 2018. A contractor has been selected and is scheduling work with owner.
- Replacement of the old chain link fence between Cathedral and Windridge with a new eight-foot wood fence is underway. This fence was budgeted for 2018 and is part of a security improvement plan. The fence construction is complete. New gates are in the process of being constructed by the staff. After the fence/gates are completed grass and other vegetation will be added to enhance the appearance.
- Removal of dead trees and trees with potential property damage risk will begin ASAP. We are waiting on the tree contractor.
- North Point Engineering design for an improved swale in the area of 5401 and 5347 Greenwillow Road is complete.
- Several siding repairs planned for 2017 were completed during the last month.
- A section of flat roof will be replaced at 5378 Whisperwood Lane. The contractor is waiting on the weather to improve.

- We had 3 roof leaks reported and one foundation leak during heavy spring rains. One roof has been repaired. We have ordered a new chimney cap for second and made repairs to step flashing. The third roof has been evaluated and repairs made to flashing. We have contacted contractors to evaluate foundation leak and quote pricing for repair.

COMMITTEE REPORTS BY BOARD LIAISONS

A. BUDGET - Karen Shepherd

- The Budget Committee for the 2019 Budget, which will begin meeting this summer, is currently being formed. Any owners who are interested in participating should contact Karen Shepherd at 317-417-8448 or karens@indy.rr.com.

B. LANDSCAPE & BEAUTIFICATION– Beverly Watkins

- On April 5, 2018, the Landscape Committee met with Bill McKnight, author of Rantings of a Mad Botanist, who walked part of the Windridge grounds with us and made some recommendations.

He suggested that one project should be the clearing of brush and invasive ground cover ten feet back from the edge of the ‘rock wall’, to minimize possible de-stabilization of that area.

Wintercreeper was identified as a common invasive ground cover throughout Windridge that should be eradicated along with our continued efforts to remove honeysuckle.

McKnight made suggestions of certain trees to add to the area informally known as ‘Myers Woods’, the wooded area facing Emerson that has been an ongoing project of honeysuckle clearing, dead tree clearance, and replanting.

He agreed with the decision to halt pruning this year and demonstrated how proper pruning will give a more natural look to our shrubs and bushes.

McKnight stressed that the ongoing maintenance and beautification of Windridge should be seen as a process, not an event, and that we should continue to establish and work our priorities and not be overwhelmed by the magnitude of the tasks.

The Landscape Committee is willing to provide owners with guidance. Remember, a landscape request must be submitted and approved prior to any gardening in common areas and for new plantings or removals in limited common areas (except annuals and perennials).

The Landscape Committee meets on the first Thursday of each month at 1:00p.m. in our Community Room. All are welcome.

C. MARKETING & COMMUNICATIONS - Jon McGann

- A strategic plan for Marketing and Communications will be developed by the Marketing and Communications Committee next month. Plans to make changes to the Windridge website will be formulated at their next meeting.

D. NEIGHBORHOOD

- The owner of the former Walgreens building on 56th Street is appealing the recent ruling by the Metropolitan Development Commission which denied a petition to remove a restriction requiring it to be a Walgreens only, preventing Dollar Tree from leasing the property. A judicial review has been requested by the owner.

E. SOCIAL - Charles Boyle

- Two new residents were welcomed to the neighborhood by the Social Committee in March, two in April, and two will be arriving in May. Welcome to Windridge!

The annual Community Picnic will begin at 4:00 on June 23rd. Save the Date!!

UNFINISHED BUSINESS

- As requested by the Board, Pert is finalizing the new ACH policy (monthly payment of maintenance fee) for approval by the Board and the association attorney. It will be introduced to the community in the fall via 'tube' handouts and Newsletter and formally presented to all attendees at the annual Town Hall Meeting. The new policy will go into effect in January, 2019.
- An 'abridged' version of Rules and Regulations (to be sent to residents as a reminder of some of the more critical items) was reviewed. Changes were recommended and a final draft will be sent to Board Members via email for review and final approval. Copies will be distributed via mail tubes minimally twice a year and included in new residents' info packets.

NEW BUSINESS - None

ADJOURNED TO EXECUTIVE SESSION at 7:45pm to discuss: South Gate redesign

REGULAR SESSION RECONVENED at 8:20pm.

- The Board requested that the Property Manager continue to develop design options and obtain additional bids for a possible South Gate redesign. This redesign would provide a new South Entrance Gate as a second entrance option for residents (not visitors). It would continue to provide an Exit Gate as well. Discussions will continue as new information is presented at upcoming Board Meetings.

MEETING WAS ADJOURNED at 8:45pm.

- The next Regular Meeting will be at Windridge Community Building on Monday, May 21, 2018 at 7:00pm.