**MINUTES OF THE 2014**

**SEMI-ANNUAL HOMEOWNERS MEETING**

**FOR THE WAWASEE CONDOMINUM**

**HOMEOWNERS ASSOCIATION**

**HELD ON: September 6, 2014**

The Semi-Annual meeting of the WAWASEE CONDOMINUM HOMEOWNERS ASSOCIATION was held in the Commons Area, on September 6, 2014 at 9:00 a.m. The meeting was call pursuant by e-mail or written notices to all members by the President and the Secretary of the Association. \*1. A copy of the notice of the meeting is attached to these minutes and incorporated by reference. The Board of Directors in attendance for this meeting was: President: Bill McCabe, Secretary/Treasurer: V. Richard (Dick) Miller, Board Member: Don Ratliff and Board Member: Lisa Hill. Unable to attend the meeting was Vice President: Lee Theis.

President of the Association, William McCabe, will serve as Chairman of the meeting and requested any guest or new members introduce themselves. William McCabe then called the meeting to order and did an introduction of all Members and then proceeded with the business of the Semi-Annual Homeowners Association meeting.

Chairman McCabe also requested that the agenda be approved for this meeting. \*2. A copy of the Agenda is attached to these minutes and incorporated by reference. Upon a motion by V. Richard Miller and seconded by Don Ratliff and unanimously approved the agenda was accepted.

**Record of Proceeding and Minutes**

The Chairman designated that V. Richard Miller, Secretary of the Board of Directors to service as official secretary of the meeting. V. Richard Miller will see that the minutes of the meeting are taken and will have them prepared and will see that a record of the minutes along with all the attachments are put in the Minute Book. He will also sign any and all proceedings and the minutes for this meeting.

**Approval of Minutes**

Chairman McCabe called upon V. Richard Miller, the Secretary, to present the report concerning the minutes and proceedings for the 2014 Annual meeting of the Homeowners Association. V. Richard Miller reported that copies of the minutes have been previously e-mailed or distributed to all Board Members. The reading of the 2013 Semi-Annual Association Minutes of the Wawasee Spink Condominiums Association was waived. Mr. Miller then requested that the minutes be approved as previously recorded and presented to the members. Upon motion by Don Ratliff and seconded by Lisa Hill and unanimously approved by the Board Members present at the meeting in person. The minutes for the 2013 Semi-Annual meeting was accepted as recorded proceeding of the Association’s Homeowner’s recorded and as previously distributed to the members. V. Richard Miller noted that the minutes are kept in the Minute Book and copies are available upon request. Mr. Miller also reminded everyone that they could also see the minutes on the Web Site: [www.wawaseespinks.com](http://www.wawaseespinks.com).

**Treasurer’s Report**

Chairman McCabe requested that V. Richard Miller, Treasurer of the Association present the July, 2014 Financial Reports, these reports were previously submitted to all Board Members by e-mail. Mr. Miller then discussed various line items of the Financial Report. \*3. Copies of the Financial Report will be incorporated into theses minutes and made a part of the same by reference. It was noted that copies of the financial statements are always on file and a copy can be obtained by e-mailing or asking V. Richard Miller.

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After discussion of the Financial Reports and upon motion by Don Ratliff and seconded by Lisa Hill, the following resolutions were unanimously approved by the members.

RESOLVED: The Financial Reports presented at this meeting by the Treasurer of the Association are approved, confirmed and ratified.

RESOLVED FUTHER: That a minimum of 10% of the monthly unit assessment shall continue to be allocated to the capital reserve replacement fund in accordance with the applicable provisions of the Indiana Horizontal (Condominium) Act. Also as previous approved there will be an extra 10% of the monthly unit assessment allocated to the capital reserve fund only through December, 2014.

**Delinquencies**

Chairman McCabe state that as of the above date, only one unit was delinquent in their dues, but noted that the check was on its way. Chairman McCabe also noted that all accounts payables have been paid and there were on outstanding balances due as of the above date and he also noted the balance in the Checking Account and the Reserve Account.

**Discussion of Pending Matters**

\*\*\*Update on building project: Chairman McCabe noted how the exterior project was proceeding and what the schedule would be going forward. There was much discussion on the replacement of the sliding glass doors. When replacing the sliding glass doors it may have caused some leaks to the units. Chairman McCabe noted that if you as a Homeowner notice any deficiencies, please e-mail Jim Beck right away so we have it in writing and he can get to taken care of with Trisco. Don’t wait until the end of the project to let him know because your problem may be able to be solved right away. Chairman Bill McCabe noted that there is an inspection done once a week with Jim and Trisco so please let Jim know of any problems. Chairmen McCabe also noted that if for some reason your issue is not being resolved, you may e-mail him but please start with Jim first that way one person is getting everything and two or three people are not getting different stories and he would rather not be involved until it is absolutely necessary.

It was noted by the Homeowners that they understand this project is a big undertaking and they would like to thank the Board for putting it all together and they also wanted to note that Jim Beck is doing a great job.

Chairman McCabe then noted that the restoration project was running below budget and with half of the front still to go, the Board feels confident we should finish under budget.

\*\*\*Proposal to change codes: Chairman McCabe ask Board Member Lisa Hill to discuss the proposal to change door and gate codes. Lisa stated that since the restoration project on the building was started there are a lot of people with the door entrance and the gate entrance codes. She felt in order to bring back the security of the building that maybe the door code should be changed and it would also be better if the gate code was changed. The change would not go into effect until the first of the year. Chairman Bill McCabe then ask for a motion to change the door and gate entrance codes. Upon a motion by Lisa Hill and seconded by V. Richard Miller the following resolutions were unanimously approved by the members.

RESOLVED: The Door and Gate Entrance Codes would be changed around January 1, 2015.

\*\*\*Social Activities: Board Member Lisa Hill then presented her report on the Social activities for the summer. Lisa noted this was a fun summer, with thirsty Thursdays, the Flotilla Parade, the Ice Cream Social, Progressive Dinner and Movie Night there was a lot of activities to be involved with. Lisa noted that if anyone has any ideas for next summer please e-mail her. Also if anyone would like to help with any of these activities just let Lisa know.

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Board Member Lisa Hill reminded everyone to please use the Commons Area just remember to sign-up and enjoy this beautiful remodeled room. All the Homeowners thanked Lisa and told her she did a great job this summer.

\*\*\*Property Management Report: Jim Beck was unable to attend this meeting but did submit a report for Chairman Bill McCabe to discuss. \*4. A copy of Jim Beck’s entire report is attached to these minutes and incorporated by reference. Below are some of the important points in Jim’s report.

The asphalt at the Well is on the scheduled to be repaired mid-late September.

The Pool is now closed for the Season.

Plans to start dealing with the 18 dead Ash trees is scheduled to start late September-mid October, if anyone knows of someone that cuts their own fire wood and might like to help cut these trees down please call or e-mail Jim.

We are currently looking into options to better regulate the water pressure at the pressure switch to try to eliminate future stress on any old pipes.

The shattered glass on the front door has been taken out and the double panes are expected to be replaced soon.

We had an irrigation filter in the lake break, but that has now been replaced.

The old tar roof is peeling off the pump house and we will be installing a new rubber roof this Fall.

Jim would also like to remind everyone to **sign-up for Winter Condo Maintenance checks**.

Last Winter Jim found: 2-shower valve failures, 1 washer value failure, 1 furnace quit, 1 furnace was stuck on heating the unit was 88 degrees, a drip tube out of position leaking on the floor, 1 refrigerator quit and 1 air freshener failure which got hot enough to melt causing the casing to damage the wall. Make sure all air fresheners are out of the plugs for the Winter.

\*\*\*Insurance Report: Steve Brody report on the Insurance for the Building. He stated that Bill Hatlem had set-up the current coverage now in place for the Spinks. The Insurance coverage will be up in November of 2015 and Steve said he would go through the coverage with our agent and then he would get quotes from different Insurance Companies and present his findings to the Board. “More to come”.

\*\*\*Building Report: Board Member Don Ratliff spoke on the Restoration Project and noted that we are targeting the end of October for the major work. We are estimating four weeks for minor repairs and clean-up. Board Member Ratliff noted that a new bag cover for the pool cover has been ordered and also would like everyone to know that the light out by the North West dumpster needs a new fixture and him and Jim are working on options.

**Update of Units for Sale**

Chairman McCabe then explained that there are two units for sale: Walsh-Unit 306 priced for sale at $469,000.00 and Hatlem-Unit 203 priced for sale at $535,000.00. At this time these are the only two for sale.

**Pool Area and Fence**

Carolyn Brody presented a letter to the Board outlining her thoughts on how to improve the pool area. The pool is something that people first see when entering the doors to the condominiums. Some of the items were; to replace the umbrellas, add cushions to the chaise lounge chairs, replace some of the chairs with plastic chairs and add some chairs that are made with durable material but something that does not make the chair real heavy. Jim Cox

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suggested that a committee be set-up to look further into this area and come up with suggestions and a budget to present to the Board for further review. Chairman McCabe said that he would be willing to help on this Committee.

There was then a discussion on individuals that have ran into the fence. Our insurance and an individual’s insurance has covered the cost on the fence repairs. Gary Miller stated that at one time a guard rail was in front of the fence, he was suggested that maybe Board Member Lisa Hill could petition the State of Indiana to put that guardrail back into place. Board Member Lisa Hill said that she would lke into this issue.

**General Business Matters**

Please send you updated phone numbers and e-mail addresses to Glenda at: [gpach1@yahoo.com](mailto:gpach1@yahoo.com) and remember to send all mail to: WSCA, P.O. Box 823, Warsaw, IN 46581.

Unit Owners responsibility Pre Bylaws; all partitions and interior walls, ceilings and floors, appliances to include; garbage disposals, dishwashers, stoves, ranges, refrigerators, telephones air conditioning and heating equipment-whether located wholly or partially inside or outside Condominium unit, doors, screens, and windows-including exterior and interior of all glass and screen surfaces, lamps and interior and exterior grouting and/or caulking and all other accessories appurtenant to the Condominium unit or belonging to the owner thereof. (This is taken from Article 5.07)

**Adjournment of Meeting**

Chairman McCabe then discussed the date for the next Annual Meeting of the Homeowners Association; June 13, 2015 at 9:00 in the Commons Area was unanimously approved.

There being no further business to come before the Board; V Richard Miller made a motion to end the meeting and Lisa Hill and unanimously approved by the members the meeting was adjourned, sine die, at 9:50 a.m.

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V. Richard Miller, Secretary of the Board of Directors Of

The Wawasee Spink Condominiums Homeowners Association

**MINUTES OF THE 2014**

**SEMI-ANNUAL BOARD OF DIRECTORS MEETING**

**FOR THE WAWASEE CONDOMINUM**

**HOMEOWNERS ASSOCIATION**

**HELD ON: September 6, 2014**

Chairman McCabe called the Board of Directors together for a short meeting following the Semi-Annual Meeting.

The following discussions were held by the Board of Directors

Board Member Don Ratliff went over the budget for the Restoration Project and confirmed that according to his numbers we are on budget and the “whole” Project should finish under budget. \*1-a. Copies of the budget for the Restoration Project will be incorporated into theses minutes and made a part of the same by reference.

Steve Brody discussed the insurance limits in depth to the Board, stating that he felt the building insurance coverage should be increased by 2 Million Dollars, by doing this Steve stated this would put us back into compliance with our Declaration and Bylaws. After the discussion of the Insurance and upon motion by V. Richard Miller and seconded by Lisa Hill, the following resolution were unanimously approved by the Board Members.

RESOLVED: The Board stated that the insurance coverage be raised by two million dollars, this was unanimously approved, confirmed and ratified.

The Board members then discussed a special assessment, noting that with the Restoration Project’s last quarterly payment due this month there should not be any other assessments this year. But they noted that Jim Cox did a very detailed study before he left office and noted that the reserve account should be built up to accommodate any unforeseen building expenses. Chairman Bill McCabe noted that he would rather not see the monthly dues increased he felt this would have a very negative impact on resale values. The discussion then turned to introducing a 5 year plan with an amount of $2,000.00 per unit/per year which would start on July 1st, 2015 and every year after that for the next 5 years. This plans was in agreement with all the Board Members and with a motion by V. Richard Miller and seconded by Don Ratliff, the following resolution was unanimously approved.

RESOLVED: The Board stated there will be an assessment for $2,000.00 per unit/per year for the next 5 years to go into the Reserve Account for future building expenses, this was unanimously approved, confirmed and ratified.

There being no further business to come before the Board; Don Ratliff made a motion to end the meeting and V. Richard Miller seconded this motion the Board unanimously approved and the meeting was adjourned, sine die, at 10:10 a.m.

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V. Richard Miller, Secretary of the Board of Directors Of

The Wawasee Spink Condominiums Homeowners Association