**MINUTES OF THE 2015**

**SEMI-ANNUAL HOMEOWNERS MEETING**

**FOR THE WAWASEE CONDOMINUM**

**HOMEOWNERS ASSOCIATION**

**HELD ON: August 29, 2015**

The Semi-Annual meeting of the WAWASEE CONDOMINUM HOMEOWNERS ASSOCIATION was held in the Commons Area, on August 29, 2015 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: Lisa Hill. Unable to attend the meeting was Board Member: Don Ratliff.

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 Lisa Hill and unanimously approved the agenda was accepted. Chairman McCabe also declared that there were 17 Units represented for this meeting. \*3. A copy of the Sign-up Sheet is attached to these minutes and incorporated by reference

**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 Lee Theis and seconded by Lisa Hill and unanimously approved by the Board Members present at the meeting in person. The minutes for the 2014 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. \*4. 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.

After discussion of the Financial Reports and upon motion by Lee Theis 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 all the Homeowners had paid the 1st year of the 5 year assessment Plan and only one Homeowner has not paid for their extra pier space. \*5. A copy of these reports are attached to the minutes and incorporated by reference. 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 Old Business**

\*\*\*Update on NW End Steps: Reflector Tape or Paint Yellow Strip. We are trying to figure out the best solution.

\*\*\*Update on Spider Spraying: Was mentioned that this would be done and completed on Wednesday, September 2, 2015, the original spraying has not worked very well.

\*\*\*Update on what areas should be pay to fertilize 2016: there is 7.97 acres inside fence, fertilizer, weed killer for broadleaf and crabgrass and to Roll area has an approximate cost of $2,875.00. Jim Beck will take care of doing the entrance way.

\*\*\*Courtyard Landscaping: Jim Beck stated that he will work on the Courtyard this Fall. Also was noted that several tress have dead around the property, Jim Beck noted that these will be removed in the Fall. The dead tress between the fence and the road Jim Beck will contact the County to see if they can take care of those trees. On the North End of Parking Lot those trees will be topped. All stumps left by the trees when taken down will be removed.

\*\*\*Main Gate Reliability: All the adjustments have been made to the gate and it is now working properly.

\*\*\*Pool Leaks: To take care of the pool leaks Leisure Pool said they could install a new liner at the cost of approximately $28,000.00. Jim Beck stated he will look into repair the lease but it will require the pool to be drained. Black Algae has to be scraped off no chemical is available to take care of getting it off the sides of the pool. It will die over the Winter but will come back next summer the chemical companies are trying to find a cure.

**Discussion of New Business**

\*\*Leaking Courtyard Walls North End: Continue to work on Courtyard walls-we feel that we need to dig down & put drain tile in and add fill-at this time the Board is looking into the cost of repairs.

\*\*Concrete Request by Swank (Unit 102 & 103) and Theis (Unit 104): Would like to extend their patios and join them together. The intention is to extend out their patios and join them together. There would be new concrete 4” wide on front edge of patio. Replace existing sidewalk with two steps instead of one. Place a stamped overlay on existing patios including new concrete with one color with one highlight color, treat cracks in existing patio and adding 6” to patio with concrete including the stamped overlay and moving sidewalk to the center 3’ wide. \*6. Copies of the Request, Drawings and Quote will be incorporated into theses minutes and made a part of the same by reference.

\*\*Concrete Seawalls and Concrete Deck/Walkway: Remove and replace 10’8” X 50’ sidewalk, remove and replace around flagpole, remove and replace 11 X 292’ against seawall – approximately total to do all is $32,000.00. There seems to be only 2 companies that are reliable on seawall construction; Ousley and Stuckman.

\*\*Sherry Swank has ask to speak about W.A.C.F.: W.A.C.F. stands for Wawasee Area Conservancy Foundation. Sherry will explain the four programs which are in need of funding: the first one is the Watershed Project, to fund studies for construction projects and regular aquatic weed control programs. The second is Expanding Education, because so many threats facing our watershed can be traced to human actions, education plays a significate role in improving and maintaining the future quality of our precious lakes. The third is Land Acquisition, to preserve water quality the long-term goal is to acquire wetlands and endangered areas along the shorelines and feeder streams. The Fourth is Building an Endowment, to ensure the ongoing funding for ecology, education, land management development and other projects. For more information contact Sherry Swank (Unit 102 & 103).

**Committee Reports**

\*Social Activities: Board Member Lisa Hill stated that the last fun activity for the Summer was the Progressive Dinner this will be on Friday, anyone wanting to help or participate please contact Lisa. Also if anyone would like to help with any of the activities for next Summer just let Lisa know. Board Member Lisa Hill also again wanted to remind everyone to please use the Commons Area, just remember to sign-up and enjoy this beautiful room. All the Homeowners thanked Lisa and told her she did a great job this Summer.

\*Pier: Board Member Lee Theis reported that the goal will be to have numbers on piers. He also stated if any would like to be on the Pier Committee just let him know.

\*Insurance: Steve Brody is working with the Insurance Companies and will submit a 3 quotes to the Board in about 3 weeks. Hopefully saving the Association monies without decrease or losing any coverage.

\*Rules: Board Member Lee Theis stated at this time there were no changes in the Rules for the Association. The only thing that he has gotten several complaints about is the dog droppings. He is asking everyone to please to remove their dog waste and to remind your guest to do the same. Lee then asked that President Bill McCabe send out an e-mail to everyone on this problem. \*7. A copy of the e-mail that was send directly after the meeting is attached to the minutes and incorporated by reference.

**Property Management Report**

\*\*\*\*Property Management Report: The Management report was submitted. \*#8. 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.

Finished cleaning up the retaining wall on the south east end, straightened up the stack stones, tore out old shrubs, planted one new shrub and spread new stones.

Fertilized the lake side lawn

Treated the 3 remaining Ash trees once more to try to save them

The pier post I bent, from my boat being parked there in high winds, I talked to Kerry and he didn’t think he could do anything until the pier was taken out. I’ll get with him then. Sorry for any inconvenience I may have caused.

On 8/24 I applied another round of Round-up

Tried reflective tape on the controversial step, and nothing seems to stick well, so we’ll use yellow reflective paint.

Finished the rubber roof on the pump house. We budgeted $1,500.00 and I did it at a cost of $551.40

\*\*\*\*Repairs:

 The North West Irrigation 12 Volt Power Supply Failed, Jim had Buyright install a new one

\*\*\*\*Fall Projects:

 Gas Meters Update

 Seal Parking Lot

 Elevator Maintenance.

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

All the Homeowners gave Jim a very special **Thank You** for he does for the Condominium.

**Update of Units for Sale**

Chairman McCabe then explained that there are three units for sale: Walsh-Unit 306 priced for sale at $469,000.00, Hatlem-Unit 203 priced for sale at $535,000.00 and Braun-Unit 108 priced for sale at $525,000.00. At this time these are the only three for sale.

**General Business Matters**

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

Unit Owners responsibility per 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 which is to be June 4th, 2016 at 9:00 in the Commons Area was unanimously approved.

There being no further business to come before the Board: Lee Theis made a motion to end the meeting and Lisa Hill and unanimously approved by the members the meeting was adjourned, sine die, at 10:23 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 2015**

**SEMI-ANNUAL BOARD OF DIRECTORS MEETING**

**FOR THE WAWASEE CONDOMINUM**

**HOMEOWNERS ASSOCIATION**

**HELD ON: August 29, 2015**

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

Chairman McCabe requested that the agenda be approved for this meeting. \*1. A copy of the Agenda is attached to these minutes and incorporated by reference. Upon a motion by V. Richard Miller and seconded by Lisa Hill and unanimously approved the agenda was accepted.

The following discussions were held by the Board of Directors

**Remodeling Approvals**

Swank/Theis extension of the concrete patio. The Board approved this construction as long as engineering and architecturally this is an approved and footings are there for the load distribution. The motion to accept the Resolved was made by V. Richard Miller and Seconded by Lisa Hill and was unanimously approved.

RESOLVED: The Board will only approve this construction if all engineering and architect plans are approved. This resolved is approved, confirmed and ratified.

**Capital Projects**

Seawall and Deck and Sidewalks to accept bids from Ousley and Stuckman. Will start by getting permits since this is a 5 month process. The motion to accept was made by Lisa Hill and Seconded by V. Richard Miller.

RESOLVED: Board approves Jim Beck to work with getting bids from Ousley or Stuckman. This resolved is approved, confirmed and ratified.

There being no further business to come before the Board; Lee Theis 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 10:45 a.m.

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

The Wawasee Spink Condominiums Homeowners Association