

Hello to everyone. Please read through the following key announcements for the Weston's Neighborhood:

1. Annual Garage Sale: Saturday, June 4th from 8am to ?
All advertising (at both entrances and in the newspaper will be handled by the HOA).
2. Pool Opening: Saturday, May 28th.
If you need a key card for pool access, please contact Robin Guyon at Ardsley Management
3. Please begin exterior improvement projects to clean/paint siding and trim as needed and keep grass cut and maintained.
Warning notices for covenants violations have been and will continue to be sent out for violations.
4. Please remember to submit an Architectural Change Form prior to any exterior additions/changes (e.g. deck/patio addition, window replacement, paint color change) – access the form from the website.
5. The annual homeowners' meeting is scheduled for September. Please consider serving a term as a board member – time commitment has been alleviated in recent years with help of management company.

As usual, please let me know if you have any concerns or recommendations in the neighborhood.

Regards,

Ryan Lindeman
Weston's HOA President
<http://www.thewestons.org/>

Weston Place Homeowners Association

May WPHOA Meeting Minutes

Meeting Date: May 10, 2011

Meeting Place: College Park Church Library – 96th & Towne (SE Entrance)

Start Time: 7:00 PM

Attending: Ryan Lindeman, President; Andrew Kossack, Vice-President; Jeff Huitsing, Treasurer; John Benjamin, Secretary, Andrew Casterline, Member-at-Large; Robin Guyon, Property Manager
Westons Residents Attending: Pat Blake

1. Quorum Established
2. Meeting Called to Order 7:02 PM
3. Comments / Question from Homeowners in Attendance: None
4. Review of prior month Meeting Minutes – minutes from the April board meeting were reviewed and approved.
5. Financial Report

Income for April:	\$4,803.34
Expenses for April:	\$9,869.47
Total Income for 2011 (YTD):	\$178,783.45
Total Expenses for 2011 (YTD):	\$56,616.63

Current Assets (as of 04/30/2011):

Operating Checking	\$93,091.97
Money Market	\$15,206.06
Reserve	\$107,978.52
Total Assets	\$208,017.94

Financial Metrics (as of 04/30/2011)

Number of Delinquent Accounts	10
Value of Accounts Receivable	\$13,774.16
Number of Homes on Payment Plan	2
Number of Homes with Liens	6

- a. There are 3 homes that owe 3 years of annual assessments and late fees. Board approved motion to have Ardsley work with an attorney to start additional legal action on these three. There have been numerous reminders sent already.
6. Committee Reports
 - a. Amenities
 - i. Mulch at playground was delivered in April and installed by the board and several homeowners. Thanks to everyone that helped.
 - ii. Slide at playground -- still awaiting arrival and installation of special order part
 - iii. Tennis court work has started. New net posts have been installed. Weather has prevented the remainder of the work to be completed; should be done if can get a couple dry days (hopefully this week).

- iv. Maintenance on swing set has been completed.
 - v. Trash cans at pool and basketball court that are coming out of concrete footing will be repaired when weather improves.
- b. Architectural Review Committee (ARC)
- i. 3805 Marion Court -- Approved Request for Patio
 - ii. 10746 Weston Drive -- Approved Request for Deck
 - iii. 3821 Constituion Drive -- Approved Request for Deck & Fence
 - iv. ARC member noted that a fence has been constructed at one home that has not been approved by the committee and doesn't meet neighborhood requirements. Ardsley will contact homeowner to remove or replace with appropriate fencing.
 - v. Ryan to send another reminder to homeowners about need to submit ARC forms for spring projects that change the exterior of the house or lot.
- c. Crime Watch/Welcome
- i. New Home Owners
 - 1. John & Sylvia Purcell -- 10752 Independence Way
 - ii. Ryan reported on discussions he's had with Crime Watch and Welcome Committee chairpersons. It appears the welcome packets are mostly redundant with what Ardsley provides new homeowners, further evaluation is needed on necessity of Welcome Committee function separate from what Ardsley is already doing.
- d. Landscape Committee
- i. The algae in the ponds will be treated once water temperature reaches required level.
 - ii. JF New to come out and evaluate the naturalized area around two of the ponds; goal is to maintain what has been done in past years which has been an effective barrier for the geese population.
- e. Pool -- The pool leak reported last month has been resolved and the pool will open for the season on May 28th.
- i. Contact Ardsley if you don't have a key card to access the pool.
- f. Social
- i. Neighborhood Garage Sale is scheduled for June 4. Robin will coordinate the advertising for this event (newspaper advertisements and entrance signs)
- g. Website
- i. The Board reviewed Constant Contact (email management) tool and Google Analytics (web site usage) metrics.
 - ii. Robin to provide new / updated email addresses to Andrew C. for updating Constant Contact via Excel spreadsheet.
- h. Election/Nomination
- i. Ryan's house sold and so June Meeting will be his last on the board. Board reviewed bylaws on how to replace the President's position and for replacing general open positions. Ryan needs to submit resignation in writing to the board.
 - ii. Will decide at next meeting who will be interim President until elections in September.
 - iii. Ryan to solicit potential board members in President's message
7. Old Business
- a. Trash Contract with City -- Information from city of Carmel:
- i. The ordinance [to provide city-wide trash collection] is currently in the Finance Committee. The committee was scheduled to meet on April 21st but that meeting was canceled due to lack of a quorum. The next Finance committee is scheduled to meet on Thursday May 19th. The next [City] Council meeting is Monday May 16th. Since the ordinance remains in committee it cannot be voted on in the May 16th council meeting. The May 16th meeting is the last meeting before the bid extension by Republic Services expires June 1st. Republic will need to extend their bid again, or the contract will have to go out for re-bid. We should know more after the May 19th Finance committee meeting.
- b. New Street Signs – Board received a final bid from StreetScape to replace all street signs in the neighbor hood.
- i. The total bid was for \$28,767
 - ii. It includes 29 combination stop/street name signs

- iii. 11 new speed limit signs (others will be pulled while still maintaining Carmel city safety standards)
 - iv. Combination signs will have fluted posts and bases.
 - v. Ryan made a motion and Andrew K seconded to move forward with this bid. Unanimously approved by the board.
 - vi. Will need to do "walk around" with vendor to confirm final placement of signs.
 - c. Christmas tree lights -- Davey removed the lights and left them with Robin; Robin will test them prior to putting them in storage at the pool house.
8. New Business
- a. Appreciation for Tom Elam -- Tom does a lot of volunteer electrical work for the association and has saved the community a lot of money in the process. To thank Tom for his efforts, the board approved a small gift (\$100 gift card to Home Depot).
 - b. Ryan asked about replacing other signs around the park and pool house area -- these were recently replaced and will not be addressed at this time.
 - c. Joe Grayson (long time resident, past board member, and volunteer) has left the neighborhood. Board discussed ways to honor Joe for his service to the community. After discussing several ideas, board agreed to send a letter of appreciation.
9. Meeting adjourned at 8:09 PM

Minutes submitted by John Benjamin, Secretary

Approved by:

Ryan Lindeman	05/16/2011
Jeff Huitsing	05/14/2011
Andrew Kossack	05/18/2011
Andrew Casterline	05/18/2011