

Waterbury Newsletter, May, 2005

Volume 1, Issue 11

Big Changes At Waterbury!

Election Results

Four Board members were elected at the Annual Meeting on April 27, 2005. The new Board is as follows:

Keith Graber, President (2007)
Doris Jean Huffman, Vice President and Secretary (2007)
Cindy Day, Member At Large (2007)
Gail Alderson, Treasurer (2006)
Greg Sachs, Member at Large (2007)

Keith, Doris and Cindy ran together on a published platform committed to improving Waterbury's financial health and restoration. More on that later in this issue.

Kirkpatrick Quits!

On April 28, the day following the election, Kirkpatrick Management mailed notices to the Board, terminating their contract as Managing Agent. Kirkpatrick has been Waterbury's management company since 1986. At the first meeting of the new Board, a written response to the termination notice was approved and later delivered to Kirkpatrick. The Board accepted the termination and agreed to an accelerated termination date of May 28, 2005. After that date, Kirkpatrick Management will no longer be involved in Waterbury affairs.

What This Means To Homeowners

Monthly maintenance fees paid by Homeowners will not be sent to Kirkpatrick Management starting with the June 1, 2005 payment. The Association has created new bank accounts for Waterbury and will publish the details shortly. Homeowners using direct deposit services will receive instructions for continuing that process with the new bank.

The Association is creating an office in the clubhouse, and establishing the mailing address of the Association as:

Waterbury Co-Owners Association, Inc.
2900 W. 96th Street
Indianapolis, IN 46268

A secure mailbox for the Association will be installed at the clubhouse, and all future correspondence will use that mailing address.

A telephone with voicemail will be installed in the clubhouse office, and that number published to Homeowners. All future requests for maintenance should be directed to that number.

The Board of Directors is now directly managing all affairs of the Association. The Board anticipates significant savings to Homeowners through responsible management oversight.

The Kirkpatrick termination presents an immediate savings of \$796.00 per month in management fees alone, or \$8756.00 during the remaining fiscal year. This money will enhance the reserve replacement savings account.

As of April 30, 2005, the Association has a balance of \$52,141,37 in the replacement reserve account. The current interest rate for this account is only .4 percent. On May 28, 2005, that money will transfer to a new savings account that will yield 3.5 percent, almost 9 times the current savings rate!

Records show work performed by Kirkpatrick employees has been billed to Waterbury at a typical rate of \$32.00 per hour per worker, sometimes reaching \$52.00 per hour. The Board feels they can do much better with respect to contracted service rates.

Commitments by the Board

The Association is responsible for the maintenance and upkeep of all common areas, which includes the exteriors of all buildings, including roofs, the streets, recreational facilities, and landscaping care. Maintenance in many of these areas has deteriorated over the years, and the Board will aggressively pursue restoration of the community to past standards.

The south tennis court may soon be converted to green space that can include features suggested by Homeowners. Some suggestions include a fenced dog park, flower beds, park benches, etc. Submit your ideas to any Board member.

The Board is negotiating long term financing of the roof replacement project to require a much smaller special assessment to Homeowners.

The Board is also researching new insurance carriers for better rates.

The Board is currently taking bids from vendors for gutter and downspout cleaning throughout the community.

The Board is addressing problems with repair and replacement jobs that were not properly performed. These include the new sidewalk section in the southwest corner of the property that has flooded that area after the sidewalk was installed, the new lighting fixtures for the front entrance sign that were installed in December of 2004 and are still not working in May, and the rip-rap rimming the ponds that is not staying in place. The Board is committed to correcting these problems at the smallest additional cost to the community.

Construction Ahead, Expect Some Delays

The exit of Kirkpatrick leaves the Association with a long list of tasks to accomplish in the day to day management of Waterbury. Some of the requirements have already been set in motion, but it would not be realistic to predict that no problems will arise in the transition. The Board asks for your patience and understanding during this time of change, and again states the commitment of the Association to always act in the best interest of Waterbury Homeowners.

Obviously, any repairs can be budgeted more efficiently if performed community wide by any given vendor. In that light, please complete the attached repair survey form and return it to any Board member so that a current status of the repair needs can be determined and work scheduled.

The Board feels confidence that close management and oversight will result in a surplus in the current operating budget, and a great benefit to the community.

The next Board meeting will take place at the clubhouse on Wednesday, June 1, at 6 PM. Attendance by Homeowners is welcome, any questions, suggestions, and concerns will be addressed at the beginning of the meeting.

Thank you in advance for your support!

Minutes of May 4, 2005 Board Meeting

President Keith Graber called the meeting to order at 6:05 PM. All board members were present. No Kirkpatrick Management representative was present. The minutes of the April meeting were discussed. Members expressed concern that the grass had been mowed twice in 5 days. The contract describing terms for mowing could not be produced and Keith Graber will obtain the contract directly from the vendor. The financial statements from Kirkpatrick for April were not provided in time for the meeting. No progress was reported on the flooding sidewalk section or the front sign lighting.

Two Homeowners were present and both expressed concerns about gutter and downspout cleaning. The Association is getting multiple quotes to have ALL gutters and downspouts checked and cleaned.

The Board approved the removal of the rope swings from a playground tree near the clubhouse, citing the unnecessary risk of injury the ropes presented.

Treasurer Gail Alderson and Kevin Lents will be operating the pool again this season, and will provide the Board with a written estimate for the costs involved.

The Board approved the retaining of Gregory K. Silver, Attorney at Law, as legal council for the affairs of the Association, and approved the reimbursement to Keith Graber of \$500.00 for a 1 year retainer and a \$500.00 deposit for legal services as necessary that Keith had personally paid.

The Board approved a written notice to Kirkpatrick Management, acknowledging the termination of services and agreeing to the 30 day accelerated terms.

The Board approved a letter be sent to a Homeowner violating the terms for proper use of carports.

The Board approved the placement of a newspaper delivery box mounted on the inside carport wall serving Louise Halfaker, who has balance problems recovering the paper from the pavement.

The problem with a broken step on the exterior staircase serving Greg Sach's unit was discussed. Keith Graber and Kirkpatrick Management have both examined the problem and Keith is waiting for an estimate promised by Kirkpatrick.

Plans for establishing an office for the Association in the clubhouse were discussed, including getting a postal address for the clubhouse, installing a secure mailbox for the Association, and installing a

phone with voicemail. Waterbury records will be transferred from Kirkpatrick's offices to this new location.

The Board agreed to use the Waterbury Newsletter to inform Homeowners about management changes, new instructions for payments, procedures for reporting problems, including a repair survey form and email address request.

Vice President Doris Jean Huffman will research finding better insurance coverage for Waterbury when Kirkpatrick Management delivers the current insurance contract to the Board.

The Board is currently working with two banks to attempt to finance the roof replacement project.

President Keith Graber announced the tentative agenda for the June 1 Board meeting to include:

Results of budget review,

Status of long term delinquencies and what to do about them,

Restoration and landscaping of south tennis court area,

Reopening of clubhouse with new use terms and security system,
and appointment of clubhouse chairperson,

Finalization and award of re-roofing contract if possible.

There being no further business before the Board, the meeting was adjourned at 8:30 PM.

Respectfully submitted,

Doris Jean Huffman
Vice President and Secretary