

**WINDERMERE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING**

April 15, 2024

Minutes of the Board of Directors Meeting of the Windermere Homeowners Association, Fishers, Indiana, held virtually via ZOOM Virtual Meetings at 7:00 p.m. on the 15^h of April 2024.

1. CALL TO ORDER

President Don Wyatt called the meeting to order at 7:03 p.m.

2. ROLL CALL

Officers Present:

Don Wyatt, President, (term January 1, 2023 - January 1, 2025)
Greg Estell, Vice-President, (term January 1, 2023 - January 1, 2025)
Meg Shanley, Treasurer, (term January 1, 2024 - January 1, 2026)
Robert Ware, Secretary, (term February 19, 2024 – January 1, 2026)
Erica Wise, Member at Large (term January 1, 2024 - January 1, 2026)
Brent Huber, Member at Large, (term January 1, 2023 – January 1, 2025)

Officers Absent:

Jason Luebke, Member at Large (term January 1, 2023 - January 1, 2025)

Also Present:

Dana Stout, Property Manager, Association Management, Inc. (AMI)
Russell Hacecky, Property Owner, 10246 Bent Tree Lane

3. APPROVAL OF THE MINUTES OF THE REGULAR MEETING OF MARCH 18TH 2024

With the establishment of quorum, motion by Don Wyatt, second by Meg Shanley, to approve the Minutes of the Regular Meeting of March 18, 2024. Motion carried.

4. TREASURER'S REPORT

The recent stormwater invoice was discussed.

5. COMMITTEE REPORTS

Architectural Review Committee presented information on properties not meeting CCR requirements for care of landscaping, structure location, and items not allowed to be stored outdoors. Next steps include final notices and documentation, in preparation for potential legal action. Residents who have completed correction of non-compliant situations will be eligible for pool and tennis memberships when work is verified.

Playground Committee presented both the proposed project scope and timeline for replacing the existing playground equipment. The committee continues their work in defining Key Performance Parameters (KPP), conducting a Market Survey and Sources Sought to establish full and open competition. The Request for Proposal (RFP) milestone is expected June 1, 2024. Mulch for the existing playground will need to be added in the coming weeks.

5. UNFINISHED BUSINESS

The removal of dead trees by Gaddie's Tree Service will be delayed two or three weeks, or until the ground is dry. This may help avoid damage from operating heavy equipment on the landscape. Discussion continued with the replacement of those trees, as well as other trees that have been previously removed.

Reserve Funds Study: Draft copy of the Reserve Funds Study has been received. Additional information from HOA to be provided. Review meeting expected to meet the week of April 21, 2024.

The work on the tennis and pickleball courts have not been completed. This is an open issue to be resolved.

AMI has reached out to the City of Fishers for guidance with the pond dredging. No information has been received.

Neighborhood patrol by off-duty Fishers police officers has commenced.

An application has been submitted with the City of Fishers for funding to support beautification the Mollenkopf Road and Windermere Blvd. entrance.

6. NEW BUSINESS:

Violations

Numerous issues identified with yard lights throughout the community were discussed. The issues range from leaning poles, non-conforming yard light style, and burnt out lightbulbs. Lengthy discussion Re: lamp posts and lighting fixtures throughout the community that are not compliant with covenants and/or in poor condition (leaning, faded, burnt out bulbs). Board discussed strategies to address this issue.

Accounts Receivable information was presented.

City of Fishers Vibrancy Grant: Grant used for the main entrance at Windermere and Mollenkopf.

The wade swimming pool filter is expected to be replaced prior to pool opening. The main swimming pool filter has already been replaced.

Pool chairs are in good repair.

The 2024 Swimming Pool membership fee will not be increased, and the discount for early purchase will remain in effect.

7. NEW BUSINESS (Continued):

2024 Pool Membership information for property owners and tenants are available as of April 5, 2024. Additional membership for non-residents, based on space availability, to be available May 1, 2024.

8. NEXT MEETING

The next monthly meeting is to be held virtually May 20, 2024 via ZOOM Virtual Meetings at 7:00 p.m.

The board meeting adjourned at 9:29 P.M.

These minutes were submitted to the Board of Directors.

Robert Ware, Secretary

April 15, 2024