

**WINDERMERE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING**

August 19, 2024

Minutes of the Board of Directors Meeting of the Windermere Homeowners Association, Fishers, Indiana, held virtually via Zoom Virtual Meetings on the August 19, 2024.

1. CALL TO ORDER

President Don Wyatt called the meeting to order at 7:08 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)
Robert Ware, Secretary, (term February 19, 2024 – January 1, 2026)
Brent Huber, Member at Large, (term January 1, 2023 – January 1, 2025)
Erica Wise, Member at Large (term January 1, 2024 - January 1, 2026)
Jason Luebke, Member at Large (term January 1, 2023 - January 1, 2025)

Officers Absent:

Meg Shanley, Treasurer, (term January 1, 2024 - January 1, 2026)

Also Present:

Dana Stout, Property Manager, Association Management, Inc. (AMI)

3. PUBLIC FORUM

During a separate Zoom virtual meeting, 13 homeowners were in attendance. Information about the playground project, landscaping, and the future trash collection contract was shared in the open forum with homeowners. The 13 homeowners attending were as follow: Tim Ayler, Allison Black, Kim Branson, Kim Brinkley, Peter Cukier, Sarah Edward, Sarah Estell, Chris Hockstra, Sara Klinghammer, Justin Pomeroy, Jeremy Stewart, Deborah Ware and Jeremy Watkins.

4. APPROVAL OF THE MINUTES OF THE REGULAR MEETING OF JULY 15, 2024

The July 15, 2024 meeting minutes were reviewed. Motion made by President to approve the submitted minutes; seconded by Vice President. Motion carried.

5. TREASURER'S REPORT

Treasurer reported that HOA expenditures and budget align, with no issues to report. Four property owners referred to attorney for action to collect amounts past due.

6. COMMITTEE REPORTS

Architectural Review Committee:

Four architectural change requests have been submitted and are under review.

Playground Committee:

The contract award to AAA State of Play for new playground equipment is expected to take place this week. Installation of the new playground equipment is expected to take place in November 2024.

Landscape Committee:

Tree removal continues to take place with removal of the previously identified trees.

7. UNFINISHED BUSINESS

Sports Courts: Contractor Leslie Coatings has not completed work on the tennis and pickleball courts. This remains an open issue to be resolved. Don Wyatt and Brent Huber will be drafting a demand letter to be sent Leslie Coatings.

Reserve Funds Study: Reserve Study, Inc. has submitted their final report dated May 22, 2024 and AMI has paid their invoice. Unfortunately, the board was not afforded the opportunity to review or approve this final report before payment was made, due to an oversight. Efforts will be undertaken to make sure this does not happen without board authorization.

Water Leak: B&W Plumbing will be repairing four water leaks at \$2,500 each. Two repairs will be paid by the City of Fishers and two will be paid by the WHOA.

Pond L Dredging: AMI/Dana Stout will provide options through the City of Fishers and a private contractor for dredging this pond.

Bent Tree Pond: Following determination that the pond is located on private property without a landscape easement, the decision was made to notify adjacent property owners by letter that both lawn mowing and pond treatment will be halted immediately.

Insurance: The current policy renewed on August 7, 2024, without increases in limits or deductibles. AMI/Dana Stout will provide options for increased liability limits and an officers and directors policy. It is recommended that future reviews be conducted two to three months prior to insurance renewal.

Collections: Continued discussion from the July 2024 meeting. Homeowner accounts that are more than 50% (\$301.50) of the current year's dues will be sent to legal for collections.

No additional discussion took place.

8. NEW BUSINESS

Declaration of Covenants, Conditions and Restrictions (CCR): Eads Murray & Pugh, PC has provided an informal quote to redline the existing CCR to identify where the document contains sections that are either outdated or irrelevant. Prior to the redline activity being conducted, the WHOA Board will be identifying additional items for addition, deletion or clarification.

Revision of the CCR requires a 66% majority of the property owners for approval. Revision of the by-laws requires a 75% majority of the property owners for approval.

Inspections for CCR compliance continues.

Pending HOA legal actions were reviewed.

9. NEXT MEETING

The next monthly meeting is to be held on September 16, 2024, at 7:00 p.m., via Zoom Virtual Meetings.

The board meeting adjourned at 9:20 p.m.

These minutes were submitted to the Board of Directors.

Robert Ware, Secretary
August 19, 2024