

APPROVED
WINDERMERE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
August 18, 2025

Minutes of the Board of Directors Meeting of the Windermere Homeowners Association, Fishers, Indiana, held virtually via Zoom Virtual Meetings on August 18, 2025.

1. CALL TO ORDER

President Don Wyatt called the meeting to order at 7:03 PM

2. ROLL CALL / QUORUM ESTABLISHED

Officers Present:

Don Wyatt, President (term January 1, 2025 - January 1, 2027)
Greg Estell, Vice President (term January 1, 2025 - January 1, 2027)
Beverly Jackson, Treasurer (term January 20, 2025 – January 1, 2026)
Robert Ware, Secretary (term February 19, 2024 – January 1, 2026)

Also Present:

Bridget White, Community Manager, Association Management, Inc. (AMI)

Officer Absent:

Brent Huber, Member at Large (term January 1, 2025 – January 1, 2027)

3. PUBLIC FORUM

No homeowners were present during the separate Zoom virtual meeting; the monthly WHOA meeting proceeded as planned.

4. APPROVAL OF THE MINUTES OF THE REGULAR MEETING OF JULY 21, 2025

The July 21, 2025 meeting minutes were reviewed. Motion made by Treasurer to approve the submitted minutes, seconded by President. Motion carried.

5. TREASURER'S REPORT

Monthly financial reports provided for Board review by AMI prior to meeting.

The Treasurer reported that there are ten property owners in collections versus twelve property owners reported in collections the previous month. YTD income was approximately +\$8,000 and YTD expenditure was approximately -\$12,000.

The Treasurer shared financial spreadsheets for CY 2025, with a target date of October 2025 to finalize the CY 2026 budget. September meeting will include a detailed review, and directors were asked to provide recommendations for any large/capital projects to Treasurer prior to September meeting.

Final payment to AAA State of Play for the playground is in progress.

6. COMMITTEE REPORTS

Architectural Review Committee:

Pending architectural review applications were noted. Six applications are being processed.

Landscape Committee:

Community Manager presented a lengthy report of current community-wide landscaping activities (planting of annual, seasonal flowers, fertilizing, mulching, spring clean-up, and mowing). Landscaping contracts are under review.

Rejuvenation pruning proposal by Encore was reviewed, still need to confirm precise areas covered before approving. B. White will confirm ASAP, board intention is to proceed once details verified.

Plans for landscaping and lighting at the Windermere Pointe and Crosswinds entrance along Windermere Boulevard were reviewed. Motion made by Vice-President to award contract to Encore Landscape for \$5,985, seconded by Secretary. Motion carried. Work to be performed in Fall 2025.

106th Street and Windermere Boulevard Entrance, including the islands south of 106th street, was discussed. Board voted to approve \$500 expenditure to Encore Landscape for development of a landscaping plan that can be bid out for completion in Spring 2026.

7. UNFINISHED BUSINESS

Insurance:

Action Item #008 remains open to secure refund for cancelled insurance policy. AMI is pursuing Cincinnati Insurance and respective agents. Cincinnati Insurance claims payment mailed 2 August, not yet received.

Irrigation Systems:

Contractor Status: 106th Street & Windermere Boulevard entrance irrigation system will be repaired via contractor who completed roundabout construction. Timing to be confirmed, and communication is ongoing with City of Fishers to assure completion. Irrigation contractor has been asked to provide a report indicating operating status of all WHOA irrigation zones and any recommended repairs. Report is necessary to approve payment for any work.

Association Management, Inc. will request bids from additional contractors and clarify system status from current contractor. Basic system details including location of water and electrical meters, to be provided by Board president to AMI in support of RFP process. Objective is to obtain quotations for review and consideration as quickly as possible, and not later than for 2026 season. (Action Item #020: Contact existing irrigation contractor and request proposal; Assignee: AMI/B White; Date Assigned: May 19, 2025; Due Date: June 16, 2025; Status: Open) (Action Item #023: Determine priority, timeframe, irrigation availability; Assignee: Windermere HOA Board; Date Assigned: June 16, 2025; Due Date: July 21, 2025; Status: Open).

Monument Wall Inspection and Repair:

WHOA monument walls to be inspected, with purpose of providing a report on basic condition, prioritization for repair, and details to support RFPs for work required. Engineering cost to be confirmed before proceeding, estimated at \$900. Motion made by Secretary to award work at a cost of \$900, seconded by Vice-President. Motion carried. AMI will confirm costs and timing by August 22, 2025.

Pool and Tennis Court Access & Security:

AMI to advise options for 2026 Pool pass/access plans, including fobs rather than membership cards. Goal is to have AMI manage 2026 swimming pool membership process. Also discussed ideas for contracting out video security of pool and park areas, to be reviewed as potential project for 2026.

Sports Courts:

Resurfacing has been completed. Action Item #012 closed.

Playground Parking Lot Sealcoating:

Howard Company has been awarded a contract to sealcoat the playground parking lot, with work to be performed after Labor Day 2025.

Street Sign Replacements and Scrolls:

Following discussion, a motion was made by Treasurer to award a contract to Otto Streetscape Solutions for street sign blades, custom WHOA sign scrolls, and installation at a not to exceed \$9,000. Seconded by Secretary. Motion carried.

CCR/Bylaw Review Committee:

Vice-President presented the committee's goal to increase property owner awareness and buy-in to update the existing CCR/Bylaws to address rental restrictions and outdated content. Need to be careful with too large a scope of changes, as 67% requirement for amendment is a challenge. Plan is to host homeowner input/information sessions in early November, develop draft amendments by January, finalize draft(s) in March and launch ballot process in April. Meetings are not required for approval; balloting is the process. Next committee meeting is scheduled for September 15, 2025.

Events:

Windermere property owners will have the opportunity to meet and greet our new Community Manager on Wednesday August 27, 2025, from 5:00 PM to 7:00 PM at the swimming pool. Pizza and soft drinks to be provided.

Pocket Park in Windermere Villas next to Golf Course:

The disposal or transfer of this property does not appear to be a feasible option. Planting wildflowers and maintaining this area as Windermere common area is under evaluation as a CY 2026 project.

Committee Members and Structure:

Events Committee chair remains open. Board members are seeking volunteers.

Management Company Neighborhood Inspections:

Approximately one-half of the properties within Windermere have been inspected for compliance with the CCR/Bylaws. This resulted in 197 violation letters being sent to property owners. The remaining properties are expected to be inspected by the end of the month.

Violations:

Contact the property owner concerning the dumpster placed in their driveway for an extended period. RESULT: DUMPSTER REMOVED. (Action Item #024: Contact property owner; Assignee: AMI/Dana Stout; Date Assigned: June 16, 2025; Due Date: July 21, 2025; Status: Closed).

Legal action for homeowner refusal to abide by court order approved by board, seeking contempt of court action.

Ironwood Golf Course Pond Treatment:

Meeting between Ironwood Golf Course, Association Management, and Windermere HOA President is to be scheduled and conducted. Golf course management requesting October meeting. 2024 invoices from Ironwood were not presented to WHOA. 2025 invoices for pond care shall be issued to Ironwood.

(Action Item #017: Arrange Zoom meeting with Ironwood Golf Course; Assignee: AMI/B White; Date Assigned: May 19, 2025; Due Date: June 16, 2025; Status: Open).

Pond Management:

Need for review of pond condition and long-term maintenance requirements was discussed. Several (2-3) WHOA ponds appear to have flow, vegetation, and/or water quality issues that need to be addressed. AMI/B. White will obtain recommendations for professional assessment of pond conditions and definition/prioritization of work required to assure appropriate pond conditions.

Windermere Pool Operation:

The pool's water heater will likely require replacement for 2026 season, following several repairs this season. Cost to be determined, estimated at \$15,000-\$20,000. Need to review possible pool leaks during off-season.

(Action Item #018: Provide status update to board members; Assignee: Don Wyatt; Date Assigned: May 19, 2025; Due Date: June 16, 2025; Status: Open).

Windermere Patrol Officer:

New patrol officer is confirmed and started work June/July.

(Action Item #019: Provide a new off-duty Fishers police officer for Windermere patrol duties; Assignee: AMI/Dana Stout; Date Assigned: May 19, 2025; Due Date: June 16, 2025; Status: Closed).

8. NEW BUSINESS

Geese and Muskrat Control:

The geese population within Windermere appear to be under control. The muskrat population within Windermere needs additional attention.

(Action Item #027: Contact animal (muskrat) control; Assignee: AMI/Dana Stout; Date Assigned: June 16, 2025; Due Date: July 21, 2025; Status: Open).

Fence Appearing to Extend into HOA Common Area

AMI to seek additional clarification on property lines from homeowner. Did they have a survey completed when purchasing the property? Review next meeting.

Rejuvenation pruning, Encore proposal. AMI to confirm areas covered based on map provided. Anticipated to be a project for this fall.

Heritage Green eyebrow mowing – Encore has addressed, will continue to mow. Closed item.

Arborist/Tree Services: AMI requested to offer suggestions for arborist/tree service to support WHOA grounds, separating tree care from current landscaping contract.

Pool and Membership Management: Need to review membership processing system, pool passes and managing the pool manager. For future consideration, keep as an open item to be addressed.

SF Industries, Street sign/poles: SF Industries to perform warranty repair work on Woodlands Drive. Board asked to advise of any other concerns with paint condition. Street signs (stop signs, etc.,) conditions to be reviewed, will need to develop replacement list and estimated costs.

Towing Contractor: AMI/B. White will obtain proposals for towing companies to contract with in the event vehicle towing services are required by HOA.

9. NEXT MEETING

The September 2025 monthly meeting, scheduled for September 15, 2025 will be held on September 22, 2025 at 7:00 P.M., via Zoom Virtual Meeting.

The board meeting adjourned at 9:13 PM

These minutes were submitted to the Board of Directors.

Robert Ware, Secretary
August 18, 2025