

**WINDERMERE HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING**

February 20, 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 19<sup>th</sup> of February 2024.

**1. CALL TO ORDER**

President Don Wyatt called the meeting to order at 7:06 p.m.

**2. ROLL CALL**

Officers Present:

Don Wyatt, 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)

Officers Absent:

Greg Estell, Vice-President, (term January 1, 2023 - January 1, 2025)

Brian Butler, Member at Large, (term February 19, 2024 – January 1, 2026)

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

Brent Huber, Member at Large, (term January 1, 2023 - January 1, 2025)

Also Present:

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

**3. APPROVAL OF THE MINUTES OF THE REGULAR MEETING OF JANUARY 15<sup>TH</sup> 2024**

With the establishment of quorum, motion by Don Wyatt, second by Meg Shanley, to approve the Minutes of the Regular Meeting of January 15, 2024. Motion carried.

**4. FINANCIAL REPORT**

Delinquency Report from AMI (February 1, 2024) showed 84% of property owners have paid their 2024 maintenance fee.

Discussion concerning the transfer of the Merchants Bank account from KMI to AMI.

**5. MANAGERS' REPORT**

The landscaping proposal submitted by Encore was discussed. Both parties have a 60-day contingency clause. Motion by Don Wyatt, second by Meg Shanley, to approve the three-year contract with modifications (mulch bed reduction, flower bed installation and common area clean up at a NTE cost of \$4,300). Motion carried.

The muskrat trapping proposal submitted by (Thomas) Morelock Wildlife Control was discussed. Motion by Don Wyatt, second by Meg Shanley, to approve the contract. Motion carried.

## **MANAGERS' REPORT (CONTINUED):**

Four covenant compliance issues are being addressed by the Board.

Muirfield Trace – fence  
Crosswinds – light fixture  
Lakeside Green - shed  
Innisbrook - fence

### **6. UNFINISHED BUSINESS**

The Merchants Bank account transfer from KMC to AMI.

Tree Removal: Request For Proposal to remove dead trees announced. Planting of trees to replace previously removed dead trees to be discussed mid-summer for potential fall planting.

Playground: Received information while continuing search for additional vendors. Discussed having a committee of homeowners steering this project.

Rental Registration: The registration process is expected to continue. Exercising Right of Board is already established by covenant.

Reserve Funds Study: Draft copy of the Reserve Funds Study has been received. Additional information from HOA to be provided. Review meeting to be arranged.

Sports Courts: Leslie Coatings to perform repair work spring 2024. Bids for volleyball posts and basketball goals are under review.

Irrigation services quote: No discussion.

Pond L (Windward Pass & Stillwater Court) Dredging: One bid received. Additional bids sought.

Safety: Opening for an off-duty police officer has been filled to replace the one who retired.

City of Fishers Vibrancy Grant: Investigating the optimal use for this money and identifying any conditions or restrictions for use.

Sidewalk Replacement: No discussion.

Establishment of Committees:

Pat Moore, Architectural Committee.  
Chris Hockstra, Playground Committee  
Peter Cukier, Social Events Committee

## **7. NEW BUSINESS**

The swimming pool contract proposal submitted by AMI was discussed.

Motion by Don Wyatt, second by Meg Shanley, to approve the contract with modification (remaining open until 10 p.m. in lieu of 8 p.m. during Memorial Day Weekend). Motion carried.

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

Speed control on Windermere Boulevard, using additional stop signs, to be discussed with City of Fishers.

AMI will be sending property owners an announcement of the 2024 Garage Sale dates (May 17-18 and September 6-7) with a courtesy reminder to maintain the appearance of their property (mailboxes, yard lamps, lawn care, etc.).

## **8. NEXT MEETING**

The next monthly meeting is to be held virtually March 18, 2024 via ZOOM Virtual Meetings at 7:00 p.m.

The board meeting adjourned at 8:56 p.m.

These minutes were submitted to the Board of Directors.

Robert Ware, Secretary  
February 20, 2024