

Windermere Homeowners Association
Board Meeting
January 29, 2024

1. Call to Order: Don Wyatt called the Board meeting to order at 7:25 pm. The following were present:

Dana Stout, Association Management, Inc (AMI)
Ally Olson, Association Management, Inc (AMI)

HOA Officers:

Don Wyatt - President (term 1/1/2023 - 1/1/2025)
Greg Estell - Vice-President (term 1/1/2023 - 1/1/2025)
Meg Shanley - Treasurer (term 9/17/2022 - 1/1/2024)
Brian Butler - Secretary (term 1/1/2022 - 1/1/2024)
Erica Wise - Member at Large (term 11/1/2022 - 1/1/2024)
Jason Luebke - Member at Large (term 1/1/2023 - 1/1/2025)
Brent Huber - Member at Large (term 1/1/2023 - 1/1/2025)

Board members absent: NONE

2. Board discussion – One board seat open. Three positions ending January 2024: Meg, Erica, and Brian.

Robert Ware, DOD retiree, contracting and facilities experience, resident of Lakeside Green since 2005. Looking to contribute to the HOA as a member.

Chris Hockstra, in neighborhood for 7 years. Business manager for 9 years, reviewed contracts, now in sales. Want to be supportive and make good decisions, help protect values. Glen Abbey resident on Cheswick. Has remodeled interior and exterior and had experience with the board during that experience. Interested in a landscape committee role to learn more before potentially joining the board.

Peter Cukier, came to US in 1992 from Poland. In finance, same company since 1999. Living in Windermere Pointe since 2022. Happy to volunteer on a committee (finance, social) if not selected for the board.

3. Motion to bring Robert Ware of Lakeside Green as Secretary (term of 1/1/2024 to 1/1/2026) to fill outgoing member Brian Butler, who will lead Common area committee. Don motions, Meg seconds, approved. Terms of Meg Shanley, Treasurer and Erica Wise, At Large will be 1/1/2024 – 1/1/2026.
4. Motioned to put Chris Hockstra on landscape committee and Peter Cukier on social events committee.

5. Review/Approval of previous meeting minutes. December 2023 minutes were reviewed. Motioned by Don, seconded by Meg. Motion carried.
6. Treasurer's Report
 - a. 84% of residents have paid annual dues to date.
 - b. Payment plan for one resident discussed. Needs reestablished with AMI.
 - c. Merchant's Bank account was closed by KMC. Needs to be reset so that this is as previous. Needs two or three signatories from the Board.
7. Management Report
 - a. Landscaping RFP sent to four companies. One not interested, one very high, down to two at the moment. Within a couple thousand of each other. Brightview and Encore are the two contenders at this point. Further discussion with vendors to occur.
 - b. Violations:
 - 1) In legal discussion – fence on Muirfield Trace.
 - 2) Crosswinds – wrong light fixture
 - 3) Lakeland – shed – lien in place for legal fees. Added to assessment.
 - 4) Innisbrook – fence installed without application, in legal.
8. Old Business
 - a. Playground – received information from CRG, Play Pros and Miracle Playground of Indiana for playground options. Determine fourth and / or fifth vendor to engage for quotes. Anticipated spring / summer installation after approval. Brian to forward information to board of designs received to date. Present three or more options to Board for action no later than February board meeting.
 - b. Sports Courts – Leslie Coatings to do repair work in spring of 2024, will recoat after repairs complete. Need to discuss with Leslie.
 - c. Received bid for new volleyball posts and installation - \$3,535 from CRG. Going to get price from bidder that put in basketball goals. For this quote, what work was included? New net, new posts, new sand, new border pieces? Dana to get quotes from multiple vendors (CRG, PlayPros, Sinclair).
 - d. Reserve fund study draft report was received. Additional information from HOA to be communicated to update report (incorrect information in draft report). Meeting to review will be set up.
 - e. Irrigation services quote, Board asked for a couple of quotes from a new vendor. No update.
 - f. City of Fishers has installed new speed limit signs on standard posts. Future project to convert to neighborhood style posts for signage.
 - g. Pond L (Windward Pass & Stillwater Ct.) – quotation for sediment removal. One quote received. Seeking bids on other vac truck services for Pond L.
 - h. Establishment of committees discussed for further homeowner assistance.
 - i. Registration of rental information for homeowners, which would be merely exercising right of board already established by covenants. Motion by Don, second by Brent. Motion carries.
 - j. Safety – neighborhood hires an off-duty Fishers officer to patrol the neighborhood. We currently have an opening that will need filled for 2024.

- k. Architectural Review Committee – look to revamp process and potentially add additional members, will reach out to two residents who expressed interest.
- l. City of Fishers Neighborhood Vibrancy Grant – investigating best option for this grant for then neighborhood. Some options include entry upgrades, pond maintenance, and walking path, as well as playground. HOA has reached out to City for clarification.
- m. Sidewalk replacement – remains individual homeowner responsibility, however City of Fishers has occasionally stepped up to help out. Windermere will be a focus in 2024 with approximately 400 panels slated for replacement (mainly worst sections).

9. New Business

- a. Community garage sale dates – Spring - May 31 and June 1; Fall – September 6 and 7

9. Adjournment - Meeting was adjourned at 9:05 pm. Next monthly Windermere HOA Board meeting will be February 19, 2024 at 7pm, via ZOOM.

Submitted by Brian Butler
January 29, 2024