

**WINDERMERE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING**

July 15, 2024

Minutes of the Board of Directors Meeting of the Windermere Homeowners Association, Fishers, Indiana, held virtually via Zoom Virtual Meetings on the July 15, 2024.

1. CALL TO ORDER

President Don Wyatt called the meeting to order at 7:00 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)
Brent Huber, Member at Large, (term January 1, 2023 – January 1, 2025)
Erica Wise, Member at Large (term January 1, 2024 - January 1, 2026)

Officers Absent:

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

Also Present:

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

3. PUBLIC FORUM

13 homeowners were in attendance, with topics addressed including:

- *Architectural Review Committee*: Four projects in process, nothing unusual.
- *Landscaping Committee*: The Landscaping Committee reported:
 - Tree removal: First phase is complete, with planning in process for additional work to take place this fall and next spring, based on urgency and budget.
 - Landscaping: Community entrances and common area renewals are ongoing, with renovation of the four corners at Mollenkopf and Windermere Boulevard scheduled in September, partially funded by a \$14,000 City of Fishers Vibrancy Grant. Additional minor work is proposed at Treyburn, Lakeside Green, Geist Road, 106th and Woodlands/Woods Edge entrances. Renovation of the main entrance at 96th Street and Windermere Boulevard is intended to be a focus for 2025.
 - Work at 106th Street and Windermere entrance continues, with City of Fishers working to resolve punch list items including lighting and landscaping repair. Fishers assures general

contractor will not receive final payment until these matters are addressed. WHOA is contracting with SF Industries for painting of sign and light poles that were not present last fall.

- Monument walls need to be inspected for cracks and repair/tuckpointing as required.
- Common area fence lines are identified and will be walked in coming months to inspect for damage, weed/tree removal, etc.
- WHOA continues to participate in the Fishers HOA Alliance, where volunteers from local HOA Boards join forces to address issues with the City and provide resources to each other for resolution of community maintenance and other challenges.
- Water leak on Windermere Boulevard near Heritage Green is a known issue, with the water company and plumber disagreeing on cause and responsibility for repair. WHOA is directing plumbing contractor to make repair in coming weeks.

4. APPROVAL OF THE MINUTES OF THE REGULAR MEETING OF JUNE 17, 2024

June 17, 2024 meeting minutes were reviewed. Motion made by President to approve the submitted minutes; seconded by Treasurer. 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:

- It was reported four requests are in process, with none appearing out of the ordinary.

Playground Committee:

- Prior to the July 2024 Board of Directors' meeting, the Playground Committee submitted a proposal from AAA State of Play that included removal of the existing playground equipment, purchase, and installation of the following items: new playground equipment, rubber mulch, and mats under the swings. The work of both the current and previous playground committee members identified a vendor that was qualified to provide design, procurement and installation within allocated budget.
- The Vice President moved to approve expenditure from WHOA reserve funds in an amount not to exceed \$165,000 with AAA State of Play for purchase and installation of playground equipment, mats, and rubber mulch per their July 11 quotations 841387, 842687, and 843187; and to authorize a subcommittee consisting of the President, Vice President, and Member at Large (Brent Huber), to promptly conduct a thorough contract review that assures full documentation of work to be performed, terms of payment, warranty and project completion prior to end of the year. Seconded by Treasurer. Motion carried.

Landscape Committee:

- Tree removal: First phase is complete, with planning in process for additional work to take place this fall and next spring, based on urgency and budget.
- Landscaping: Community entrances and common area renewals are ongoing, with renovation of the four corners at Mollenkopf and Windermere Boulevard scheduled in September, partially funded by a \$14,000 City of Fishers Vibrancy Grant. Additional minor work is proposed at Treyburn, Lakeside Green, Geist Road, 106th and Woodlands/Woods Edge entrances. Renovation of the main entrance at 96th Street and Windermere Boulevard is intended to be a focus for 2025.
- Work at 106th Street and Windermere entrance continues, with City of Fishers working to resolve punch list items including lighting and landscaping repair. Fishers assures general contractor will not receive final payment until these matters are addressed. WHOA is contracting with SF Industries for painting of sign and light poles that were not present last fall.
- Monument walls need to be inspected for cracks and repair/tuckpointing as required.
- Common area fence lines are identified and will be walked in coming months to inspect for damage, weed/tree removal, etc.
- New berm plantings along the west side of Mollenkopf Road are complete.

7. OPEN ITEMS

- *Sports Courts:* Contractor Leslie Coatings has not completed work on the tennis and pickleball courts. This remains an open issue to be resolved. Brent Huber will be drafting a demand letter to Leslie Coatings for further review and action.
- *Reserve Funds Study:* RSI has been tasked with conducting the WHOA Reserve Funds Study. RSI have provided a revised draft of their study, which is currently under review.
- *Water Leak:* A substantial water leak has been identified near Windermere Boulevard and Mollenkopf Road near Heritage Green. Citizen's Energy Group was contacted, but denied responsibility and further stated that WHOA would not be receiving a bill for the leaking water. B&W Plumbing to be tasked with repair of the water leak.
- *Pond L Dredging:* AMI/Dana Stout to provide options through the City of Fishers and a private contractor, for dredging this pond.
- *Bent Tree Pond:* WHOA is sending letter to residents, to be reviewed by EMP in advance.
- *Swim Team:* Contract details between HOA and Windermere Dolphins Swim Team need be reviewed before next year's swim season to assure liability insurance is adequate and responsibilities clearly defined.
- *Swimming Pool Awning:* Proposals to replace awning have been provided to the Board, to be addressed and scheduled.

- *Monument Walls:* AMI to provide suggested vendors for inspection and repair of Windermere monument walls, which require occasional maintenance to assure structural integrity. Don Wyatt to provide map showing monument wall locations for vendors to use when quoting.
- *Goose/Muskrat:* The goose and muskrat roundup that took place on June 1st was accomplished within budget. No updated information provided.
- *106th Street and Windermere Boulevard (roundabout):* Entrance work remains incomplete, with City of Fishers planning to address irrigation, lighting repair, and final landscaping. Street signs/light poles will be painted by SF Industries, with completion expected in July.
- *Insurance:* AMI provided insurance information that addressed an updated umbrella policy limit, continued coverage of the swimming pool with diving area, and general liability/property damage limits. Addition investigation to be conducted. The current policy renews August 7, 2024. It is recommended that future reviews be conducted two to three months prior to insurance renewal.
- *Collections:* Continued discussion from the June 2024 meeting. Homeowner accounts that are delinquent by more than 50% (\$301.50) of the current year's dues will be sent to legal for collections.
- *Violations:* Play structure moved from behind home to being visible from the street in Windermere Pointe will be removed by end of July, per owner.

No additional discussion took place.

7. NEW BUSINESS:

Dana Stout shared that Mr. Mike Foxworthy and Ms. Ally Olson will be assisting in her role as Property Manager for the Windermere Homeowners Association.

Declaration of Covenants, Conditions & Restrictions December 8, 1992 (CC&R): Discussion held concerning the need for a legal review of the existing CC&R due to the age of the document. The Vice President moved, and the Treasurer seconded, to have EMP provide a timeline and cost estimate for such a review. Motion approved.

8. EXECUTIVE SESSION:

Pending HOA legal actions were reviewed.

9. NEXT MEETING

The next monthly meeting is to be held virtually August 19, 2024, at 7:00 p.m., via Zoom Virtual Meetings.

The board meeting adjourned at 8:58 p.m.

These minutes were submitted to the Board of Directors.

Robert Ware, Secretary
July 15, 2024