

**WINDERMERE HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING**

March 18, 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 18<sup>th</sup> of March 2024.

**1. CALL TO ORDER**

President Don Wyatt called the meeting to order at 7:03 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)  
Greg Estell, Vice-President, (term January 1, 2023 - January 1, 2025)  
Brent Huber, Member at Large, (term January 1, 2023 – January 1, 2025)  
Jason Luebke, Member at Large (term January 1, 2023 - January 1, 2025)

Officers Absent:

None

Also Present:

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

**3. APPROVAL OF THE MINUTES OF THE REGULAR MEETING OF FEBRUARY 19<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 February 19, 2024. Motion carried.

**4. FINANCIAL REPORT**

Treasurer reported that the overpayment to Republic Services has been corrected.

**5. MANAGERS' REPORT**

Preliminary review and discussion of the community's water and electrical invoices indicated a further investigation was warranted. AMI to investigate and report.

The financial categories used in the AMI reports do not align with financial categories in the approved budget. Going forward AMI will align their reports with the approved budget.

Potential issues concerning contractor liability and worker's compensation were discussed. AMI to provide "boilerplate" content necessary for all contractor work.

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

The money market interest earned in 2023 and any incurred federal tax liability was discussed. Motion by Don Wyatt, second by Meg Shanley, to file IRS form 1120H and submit appropriate payment. Motion carried. Indiana tax liability to be determined by AMI.

The following covenant compliance issues were discussed:

- Muirfield Trace – shed
- Treyburn Drive – exterior
- Bent Tree Lane – lawn
- Greenway Drive – shutters
- Windermere Blvd. – lawn furniture

### **6. UNFINISHED BUSINESS**

Board member shared that residents are providing positive comments concerning the replacement of damaged sidewalks throughout our community.

Bid packages for tree removal services were discussed. Motion by Don Wyatt to award contract to Gaddie's Tree Service, second by Meg Shanley. Motion carried.

Playground committee formed to upgrade existing playground facilities and exploring funding through the City of Fishers Vibrancy Grant.

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.

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

### **7. NEW BUSINESS**

Potential landscaping at the Windermere Blvd. at Mollenkopf Road entrance was presented.

The approved swimming pool contract was discussed. If the contractor can provide staffing for additional hours during the Memorial Day Weekend, he will do so at no additional cost.

Swimming pool filter work is in progress. Replacement of the swimming pool awnings is in progress. Pool chairs are in good repair.

The 2024 Swimming Pool membership fee will not be increased, and the discount for early purchase will remain in effect.

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.

**8. NEXT MEETING**

The next monthly meeting is to be held virtually April 15, 2024 via ZOOM Virtual Meetings at 7:00 p.m.

The board meeting adjourned at 9:21 P.M.

These minutes were submitted to the Board of Directors.

Robert Ware, Secretary  
March 19, 2024