

**WINDERMERE HOME OWNER'S ASSOCIATION
BOARD OF DIRECTORS MEETING**

May 20, 2024

Minutes of the Board of Directors Meeting of the Windermere Homeowners Association, Fishers, Indiana, held virtually via Zoom Virtual Meetings on the 20th of May 2024.

1. CALL TO ORDER

President Don Wyatt called the meeting to order at 7:36 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)
Jason Luebke, Member at Large (term January 1, 2023 - January 1, 2025)
Erica Wise, Member at Large (term January 1, 2024 - January 1, 2026)

Officers Absent:

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

Also Present:

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

3. APPROVAL OF THE MINUTES OF THE REGULAR MEETING OF APRIL 15TH 2024

The April 15th meeting minutes previously approved via email, have been posted to the Windermere Home Owner's Association, Inc. website located at www.windermerefishers.com.

4. TREASURER'S REPORT

Treasurer Meg Shanley reported that HOA expenditures and budget align, with no issues to report. The swimming pool filter replacement (\$13K total cost; \$8K parts, \$5K labor) cost was funded through the Reserve Fund.

5. COMMITTEE REPORTS

Architectural Review Committee: No updated information, including the dollhouse, was provided.

Playground Committee: During a separate Zoom Virtual Meeting, status and project timeline for completion of the new playground was presented. Residents from 21 of Windermere's 1,083 properties joined the Board and management company for an update on the Windermere Park Playground Project. Both the recording of the meeting and the MS PowerPoint slide deck were posted to Windermere HOA website located at www.windermerefishers.com.

6. UNFINISHED BUSINESS

The removal of dead trees by Gaddie's Tree Service continues to be delayed until the ground is dry. The delay may help avoid damage from operating heavy equipment on the landscape. Discussion continued with the replacement of those trees, as well as other trees that have been previously removed.

Sports Courts: Erica provided an additional contact.

Reserve Funds Study: Draft copy of the Reserve Funds Study has been received. HOA has provided additional information concerning the number of monuments and their condition. The date for the next review meeting has not been announced.

AMI has reached out to the City of Fishers for guidance with the pond dredging. No information has been received.

106th Street Entrance: Construction cleanup following the installation of the roundabout has not been addressed.

Treyburn Drive Street Lamps: Power lines may have been severed during recent sidewalk replacement.

7. NEW BUSINESS:

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

8. EXECUTIVE SESSION:

AMI presented the monthly management report.

Decision was made to clean and reuse the existing fabric awning covers for the swimming pool concession stand.

Motion by Don Wyatt, second by Meg Shanley, to send all past due accounts to collections once they have exceeded 50% of the current year annual dues. This policy will continue in 2025 and subsequent years. Motion passes unanimously.

Numerous issues identified with yard lights throughout the community were discussed. The issues range from leaning poles, non-conforming yard light style, and burnt out lightbulbs. Lengthy discussion Re: lamp posts and lighting fixtures throughout the community that are not compliant with covenants and/or in poor condition (leaning, faded, burnt out bulbs). Board discussed strategies to address this issue.

9. NEXT MEETING

The next monthly meeting is to be held virtually June 17, 2024 via Zoom Virtual Meetings at 7:00 p.m.

The board meeting adjourned at 9:29 P.M.

These minutes were submitted to the Board of Directors.

Robert Ware, Secretary
May 20, 2024