

Windermere Homeowners Association
Board Meeting
November 20, 2023, via Zoom teleconferencing

1. Call to Order: Don Wyatt called the Board meeting to order at 7:20 pm. The following were present:

Dana Stout, 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)

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:

Meg Shanley - Treasurer (term 9/17/2022 - 1/1/2024)

2. Review/Approval of previous meeting minutes.
October 2023 minutes were reviewed. Motion by Don, seconded by Brent. Motion carried.
3. Treasurer's Report
 - a. Delinquency Report from KMC – 3 items, two in collections, one pending collections.
4. Management Report
 - a. No tree bids received.
 - b. Landscaping RFP enclosed for final approval.
 - c. All irrigation systems are repaired and winterized.
 - d. Violations:
 - 1) Sent to legal – Muirfield Trace.
 - 2) Crosswinds – wrong light fixture
 - 3) Lakeland – shed – lien in place for legal fees.
 - 4) Violation log submitted from KMC to board for review and further action.
5. 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. Dana to forward additional contact to reach out to another vendor.
 - b. Sports Courts – Leslie Coatings to do repair work in spring of 2024, will recoat after repairs complete.

- c. Received bid for new volleyball posts and installation - \$3,535 from CRG. Going to get price from bidder that put in basketball goals. No update.
- d. Reserve fund study draft report was received. Additional information from HOA to be communicated to update report (incorrect information in draft report). No update.
- e. Irrigation services quote, Board asked for a couple of quotes for a new vendor. No update.
- f. City of Fishers has installed new speed limit signs on standard posts. We need to reach out to City of Fishers for this situation (not using neighborhood standards). No update.
- 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. Light post painting complete.

6. New Business

- a. Contract for waste removal effective till end of November of 2024 for Republic.
- b. Increase annual dues late fee from \$50 to \$75. Motion by Don, second by Greg. Motion carries.
- c. Yearly budget – annual expenses and anticipated vendor cost increases were discussed to set the 2024 budget. Motion by Don, second by Brent. Motion carries.
- d. Establishment of committees discussed for further homeowner assistance.
- e. 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.

9. Adjournment - Meeting was adjourned at 8:38 pm. Next meeting will be Annual Meeting on December 4, 2023. Next monthly Windermere HOA Board meeting will be December 18, 2023 in person, 7pm, at a location to be determined.

Submitted by Brian Butler
November 20, 2023