

**WINDERMERE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
November 18, 2024**

Minutes of the Board of Directors Meeting of the Windermere Homeowners Association, Fishers, Indiana, held virtually via Zoom Virtual Meetings on November 18, 2024.

1. CALL TO ORDER

President Don Wyatt called the meeting to order at 7:05 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)
Erica Wise, Member at Large (term January 1, 2024 - January 1, 2026)
Jason Luebke, Member at Large (term January 1, 2023 - January 1, 2025)
Brent Huber, Member at Large (term January 1, 2023 – January 1, 2025)

Officers Absent:

None

Also Present:

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

3. PUBLIC FORUM

No homeowners were present during the separate Zoom virtual meeting; the monthly WHOA meeting proceeded as planned.

4. APPROVAL OF THE MINUTES OF THE REGULAR MEETING OF OCTOBER 21, 2024

The October 21, 2024 meeting minutes were reviewed. Motion made by President to approve the submitted minutes; seconded by Treasurer. Motion carried.

5. TREASURER'S REPORT

Encore's September 2024 invoice was submitted along with their October 2024 invoice. Following examination, the treasurer reported that the monthly HOA expenditures and budget align.

6. COMMITTEE REPORTS

Playground Committee:

Equipment delivery and installation is expected to take place within the next two weeks, with completion no later than February 2025.

96th & Windermere Blvd Signage:

The person responsible for the damaged entryway signage has been identified, and he will be requested to pay for damages.

2025 Windermere HOA Annual Meeting:

The Windermere HOA Annual Meeting will be held on November 25, 2024, at 7:00 p.m., via Zoom Virtual Meetings. Announcements have been mailed to homeowners.

Architectural Review Committee:

One architectural change request is under review.

Landscape Committee:

Tree removal continues to take place throughout our 500-acre community. As dead/diseased trees are removed, more become exposed/evident. Committee is working with a certified arborist (Gaddies Tree Service) to identify additional removals and welcomes input from residents regarding areas of concern, as overall scope of work is significant. Removal and replacement as needed is likely to be a 2-3 year task, and also requires ongoing maintenance.

Events Committee:

Following discussion and approval, the Windermere Events Committee will be conducting a Christmas theme coloring contest and a Home Decoration contest. Additional information will be shared at the 2025 Windermere HOA Annual Meeting.

2025 Windermere HOA Annual Budget:

Considerable discussion took place concerning the 2025 Windermere HOA Annual Budget highlighting increased requirements for common area/landscaping maintenance, tree replacement, and other improvements to protect neighborhood property values.

The Proposed 2025 Windermere HOA Budget was presented to the board. Motion made by President to approve; seconded by Secretary. Motion carried.

Sports Courts:

Contractor Leslie Coatings has agreed to complete work on the tennis and pickleball courts at an additional cost of \$5,000. Completion date is expected mid-July 2025.

Pond L Dredging:

Discussion continues for this topic. AMI/Dana Stout to present bids at the December 2024 WHOA meeting.

Pool Concession Stand Awning Replacement:

Motion made by President to award awning replacement to Cool Planet; seconded by Treasurer. Motion carried.

Insurance:

Discussion continues for this topic. The current policy renewed on August 7, 2024, without increases in limits or deductibles. AMI/Dana Stout will provide options for increased liability limits and an officers and directors policy. It is recommended that future reviews be conducted two to three months prior to insurance renewal.

Reserve Funds Study:

Lengthy discussion concerning the reserve study report, its recommendations for projected maintenance and funding.

Collections:

Discussion concerning past due accounts took place.

CCR Compliance:

Discussion concerning CCR compliance took place.

Corporate Transparency Act (CTA):

Discussion concerning the CTA, and board member compliance took place.

7. NEXT MEETING

The next monthly meeting is to be held on December 16, 2024, at 7:00 p.m., via Zoom Virtual Meetings.

The board meeting adjourned at 9:32 p.m.

These minutes were submitted to the Board of Directors.

Robert Ware, Secretary

November 18, 2024