

**WINDERMERE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
October 21, 2024**

Minutes of the Board of Directors Meeting of the Windermere Homeowners Association, Fishers, Indiana, held virtually via Zoom Virtual Meetings on October 21, 2024.

1. CALL TO ORDER

President Don Wyatt called the meeting to order at 7:04 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)
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:

Greg Estell, Vice-President (term January 1, 2023 - January 1, 2025)

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 SEPTEMBER 16, 2024

The September 16, 2024 meeting minutes were reviewed. Motion made by President to approve the submitted minutes; seconded by Treasurer. Motion carried.

5. HURRICANE HELENE RELIEF EFFORT

Windermere HOA President Don Wyatt shared that donations from the Windermere community were delivered to the Asheville, North Carolina community.

6. TREASURER'S REPORT

Treasurer reported that, exception of one item, the monthly HOA expenditures and budget align. Encore had not submitted their invoice for September 2024.

7. COMMITTEE REPORTS

Architectural Review Committee:

Five architectural change requests have been submitted; three are under review and two has been approved.

Playground Committee:

Contract details with AAA State of Play were finalized and signed September 9, 2024. Equipment delivery and installation is expected to take place in December 2024, with completion no later than February 2025.

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.

Successful watering on freshly planted trees and shrubs was impacted by an irrigation system that wa shut off for the season. The irrigation system will be reactivated to allow watering the trees and shrubs.

The planted flowers that were recently added to the entrance at Mollenkopf Road and Windermere Blvd. were damaged, perhaps by a careless driver. Encore will be replacing the flowers.

Lighting near the 106th Street entrance is expected to be replaced within the next two weeks.

Events Committee:

The Windermere Events Committee proudly presented The Hocus Pocus Movie Night on Saturday, October 5, 2024, at the Windermere Park. The event was well attended.

8. UNFINISHED BUSINESS

Sports Courts: Contractor Leslie Coatings has not completed work on the tennis and pickleball courts. Following discussion this remains an open issue to be resolved.

Reserve Funds Study: The draft report dated September 17, 2024, submitted by Reserve Study, Inc., did not address all monument walls and their future maintenance. AMI will request an updated final report that addresses expected future expenditures to maintain the numerous Windermere monuments. WHOA Board to review and discuss at November meeting.

Final payment for the report was made before completion due to an oversight. Efforts will be undertaken to prevent future error.

Pond L Dredging: Discussion continues for this topic. AMI/Dana Stout has met with the City of Fishers for possible grant funding with contract award early 2025.

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.

2025 Windermere HOA Annual Budget: Limited discussion took place concerning the 2025 Windermere HOA Annual Budget. Budget review will take place over the coming five to seven weeks, considering the expected elimination of trash removal and increased requirements for common area/landscaping maintenance, tree replacement, and other improvements to protect neighborhood property values.

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.

Collections: Continued discussion from the August 2024 meeting.

AMI will be sending out announcement for the annual meeting.

No additional discussion took place.

9. NEW BUSINESS

Inspections for CCR compliance continues.

Pending HOA legal actions were reviewed.

Seek bids from potential irrigation companies.

10. NEXT MEETING

The next monthly meeting is to be held on November 18, 2024, at 7:00 p.m., via Zoom Virtual Meetings.

The board meeting adjourned at 8:27 P.M.

These minutes were submitted to the Board of Directors.

Robert Ware, Secretary
October 21, 2024