



FACT SHEET

Windermere Homeowners Association Neighborhood Committees & Voting Members

What is a Neighborhood Committee?

- Neighborhood Committees represent the interests of owners in a particular neighborhood.
- Three members, elected by neighborhood property owners.
- May be expanded to 5 members with a vote of at least 51% of neighborhood property owners.
- Neighborhoods are defined by Hamilton County/Fishers-approved plats:
 - Crosswinds
 - Glenn Abbey Place
 - Glenn Abbey Village
 - Heritage Green
 - Lakeside Green
 - Windermere Pointe
 - Windermere Villas
 - Woodlands
 - Woods Edge

How is a Neighborhood Committee elected?

- Windermere By-Laws Section 5.2 calls for neighborhood committees to be established at an annual meeting of neighborhood property owners within 60 days of 10% of lots being sold. No records are available showing this process occurred in any Windermere neighborhood (additional information from long-term residents is welcome!).
- As no neighborhood committees exist, Windermere HOA is organizing their establishment and soliciting nominees for election.
- Committee members are elected to a one-year term by majority vote of property owners in each neighborhood, with a quorum of 1/3 of property owners in each section required for a valid election.
- Election can take place via Annual Meeting or, per the Indiana Non-Profit Corporations Act, via mailed ballot in lieu of a meeting. To encourage as much participation as possible, the election will take place via mailed ballot over a 30 day period.



What are Neighborhood Committee responsibilities?

- Elect a chair who serves as the **Voting Member** for the neighborhood.
- Determine the nature and extent of services provided to the neighborhood by the HOA, in addition to those provided to all property owners. Additional services shall be provided at the expense of property owners in the neighborhood receiving them, based on 51% approval of all owners in a neighborhood.
- Advise HOA Board of Directors on any other issue, but without authority to direct Board action.
- Conduct Committee meetings under the same rules governing the HOA Board of Directors, defined in By-Laws sections 3.8 through 3.16.
- NOTE: Neighborhood Committee members are covered by the HOA's Directors & Officers Liability Insurance policy, covering actions taken in good faith to serve the community.

What are responsibilities of a Voting Member?

- Elect HOA Board of Directors, with each having an equal vote.
- Vote on changes to Windermere HOA Covenants, Conditions & Restrictions (CCRs) and By-laws.
 - Each Voting Member's vote counts for the number of lots in their neighborhood.
 - Covenant changes require approval by Voting Members representing 67% of the 1083 lots in Windermere (726).
 - By-law changes require approval by Voting Members representing 75% of the 1083 lots in Windermere (813).

References:

- Windermere Covenants, Conditions & Restrictions (CCRs) Section 4.3(a) (Neighborhood Committees)
- Windermere CCRs Section 15.3 (Amendment)
- Windermere By-Laws Sections 3.8, 3.9, 3.10, 3.11, 3.12, 3.13, 3.14, 3.15, 3.16 (Board/Committee meeting requirements)
- Windermere By-Laws Section 5.2 (Neighborhood Committees)
- Windermere By-Laws Section 6.6 (Amendment)
- Indiana Non-Profit Corporations Act Section 23-17-10-8