SUBMITTED

WINDERMERE HOMEOWNERS ASSOCIATION
2025 ANNUAL HOMEOWNERS MEETING
November 17, 2025

Minutes of the 2025 Annual Homeowners meeting of the Windermere Homeowners Association, Fishers, Indiana, held virtually via Zoom Virtual Meetings on November 17, 2025.

1. CALL TO ORDER

President Don Wyatt called the meeting to order at 7:03 PM

2. ROLL CALL

Officers Present:

Don Wyatt, President (term January 1, 2025 - January 1, 2027)
Greg Estell, Vice-President (term January 1, 2025 - January 1, 2027)
Robert Ware, Secretary (term February 19, 2024 – January 1, 2026)
Beverly Jenkins, Treasurer (term January 20, 2025 – January 1, 2026)
Brent Huber, Member at Large (term January 1, 2025 – January 1, 2027)

Representing Association Management, Inc. (AMI):

Bridget Walker, Community Manager (317) 915-0400, blw@indyami.com

3. PROOF OF MEETING NOTICE TO ESTABLISH QUORUM

Postcards mailed and notice placed on Windermere HOA and Facebook page.
Total number of homeowners required to meet quorum: 542
No proxy votes were received prior to the start of the annual meeting.
52 properties were represented at the start of the meeting, and a total of 52 properties were represented at the midpoint of the meeting.

Since the quorum was not established, this meeting is unofficial, and elections of officers could not take place.

4. SECRETARY'S REPORT

Without objection, the reading of the 2024 Annual Homeowners meeting was waived. Without the necessary quorum, the minutes were unofficial.

5. PRESIDENT DON WYATT PRESENTS THE 2025 WINDERMERE ANNUAL HOMEOWNER MEETING

President Don Wyatt presented highlights of the combined accomplishments of the board, committees and management company to protect property values and maintain common areas.

These highlights included the grand opening of the new playground, the resurfacing of the sports courts, the resurfacing and striping of the playground parking lot, increased focus on landscaping and tree management, and establishing a committee to address an outdated CCR & Bylaws.

The 2026 assessment will be $540 per property. This represents a modest increase of $30 over 2025.

Don Wyatt shared that after serving our community for ten years, he is stepping down and making the role available to another property owner. He said that he has enjoyed the opportunity to be a part of such a great community.

The 2026 assessment will be $540 per property.

The presentation is available for viewing at WindermereFishers.com website.

6. HOA OPEN POSITIONS

The Windermere HOA has several available positions to serve our community. Interested property owners are invited to forward the completed self-nomination form in an email to Bridget Walker at BLW@indyami.com

7. PROPERTY OWNER QUESTIONS AND COMMENTS

Q: How can I become more involved in our community?

A: Volunteer opportunities exist at both the committee level and the board level. Property owners at the board level serve their community for a two-year term, serving in the following roles: president, vice-president, treasurer, secretary and member-at-large. Property owners can also serve their community with committees focused on landscaping, events, pool and park, and special projects. Please contact Association Management, Inc. to explore these opportunities.

Q: Where can a property owner find the detailed 2026 budget?

A: These documents can be found at WindermereFishers.com.

Q: How do we address wildlife (skunks, muskrats, etc.) on Windermere community property?

A: Please contact Association Management, Inc. to report the incident.

Q: How are reserve funds invested?

A: The reserve funds are invested in an interest-bearing account that is currently earning 4%.

Q: Are we taking full advantage of the Fishers Vibrancy Grants?

A: Yes. We are following the process of identifying acceptable projects, submitting a completed package that includes the required three bids for each of the project, all in a timely manner to ensure the highest likelihood of receiving the funds. This is a competitive process with limited funding.

Q: How do we address landscaping issues in the common areas?

A: Please contact Association Management, Inc. to report the issue.

Q: What is the process for enforcing existing rental restrictions?

A: Landlords and Lessees are required to maintain their property and comply with the Covenants and By-Laws in the same manner as their owner-occupied neighbors in our community. As violations are identified, Association Management, Inc. would address them with the property owner.

Comment: There is much gratitude for all the work that the board members have done for the Windermere community

8. <u>2026 WINDERMERE ANNUAL HOMEOWNERS MEETING</u>

The date and time for the 2026 Windermere Annual Homeowners meeting will be announced fourth quarter 2026.

The board meeting adjourned at 8:18 PM

These minutes were submitted to the Board of Directors.

Robert Ware, Secretary
November 17, 2025