

WINDERMERE HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING MINUTES

The virtual meeting of the Windermere Homeowners Association Board of Directors was held on August 17, 2026.

1. CALL TO ORDER

President Don Wyatt called the meeting to order.

2. ROLL CALL / QUORUM ESTABLISHED

Directors Present:

- Don Wyatt, President
- Beverly Jackson, Vice President and Treasurer
- Valdis Kremers, Secretary

Also Present:

- Bridget White, Community Manager, Association Management, Inc. (AMI)
- Homeowners and Neighborhood Committee representatives

3. APPROVAL OF PRIOR MEETING MINUTES

The Board discussed the appropriate level of detail for Board meeting minutes. Minutes will continue to follow the format and level of detail established in previous approved minutes.

The meeting recording and transcript will be available to assist with preparation of the official minutes.

Executive session information is considered internal Board information and will not be included in the published meeting minutes. Homeowners may access financial records through the AMI portal.

4. TREASURER'S REPORT / FINANCIAL MATTERS

The Board reviewed the financial information provided by AMI. No corrections were identified.

Beverly Jackson is working on the 2027 budget, with a goal of completing a draft before the November annual meeting.

Don Wyatt was added as a backup bill approver in the AMI system.

5. PUBLIC FORUM

Homeowners participated in the meeting and raised questions regarding meeting agendas, minutes, neighborhood committees, CCR revisions, and HOA operations.

The Board agreed that future agendas should provide greater detail regarding anticipated discussion topics. It was also agreed that contract award amounts should be included in the meeting minutes when applicable.

6. BOARD LEADERSHIP / VACANCIES

Don Wyatt reported that Greg Estell and Robert Ware had resigned from the Board. The remaining Board members determined that the two vacant positions would not be filled before the November annual meeting due to the short remaining terms.

A special Board of Directors meeting was held on August 17, 2026, to address Board appointments. At that meeting, the Board appointed Don Wyatt to serve as President through December 31, 2026, and appointed Valdis Kremers to serve as Secretary through December 31, 2026.

Beverly Jackson will continue to serve as Vice President and Treasurer.

At least three Board positions will be filled at the November annual meeting, including the two positions with terms expiring at year-end and the seat vacated by Robert Ware.

7. NEIGHBORHOOD COMMITTEES / CCR-BYLAWE REVISION

Pam Vaal reported that all neighborhoods have selected their voting members. Neighborhood committees were asked to submit their meeting minutes and voting-member information to the HOA website.

The Board clarified that neighborhood committees are involved in the CCR and Bylaw revision process but do not make day-to-day operational decisions. The Board will recommend proposed CCR and Bylaw changes for consideration by the appropriate voting members.

The Board continues to review the CCRs, including removal of outdated developer language and other revisions. Rental provisions remain an area for future discussion.

8. ANNUAL MEETING / NOMINATING COMMITTEE

The Board discussed preparation for the November annual meeting and the establishment of a nominating committee.

AMI will distribute nomination forms to homeowners and post the forms on the HOA website. The Board will formally establish the nominating committee.

9. IRRIGATION

Don Wyatt provided an update on the community irrigation systems. The immediate priority is replacement of broken water meter angle valves, which must be completed before several systems can be fully evaluated.

The 2026 irrigation budget is \$20,000, including the \$7,000 annual service Encore contract. Additional bids are being requested for the necessary repairs.

Don is developing an inventory of irrigation components, including water meters, backflow preventers, controllers, and valve boxes.

Upon review and a physical inspection in August of the Encore proposal for six irrigation backflow preventer replacements, it was discovered there was a discrepancy between the model numbers currently installed and the model numbers being offered as replacements. The vendor also did not offer the option of rebuilding the current units, which is a common practice.

None of the six units showed signs of freeze damage that would require total unit replacement. The Board of Directors opted for rebuilding the existing backflow units rather than replacement.

10. TREE AND LANDSCAPING

A Tree and Landscaping Committee was formed with Tracy Meister and Pam Vaal.

AMI will compile outstanding tree-removal bids and coordinate with the committee. A dead pine tree near the monument was identified as a priority due to its potential safety risk.

11. WINDERMERE SWIMMING POOL

The pool will close for the season over Labor Day weekend.

A new pool heater has been purchased and is on-site. The goal is to install and test the heater before the pool systems are closed for the winter so it will be ready for the 2027 season.

Abby Winters and Mallorie Parrish Fishbaugh volunteered to serve on the 2027 Pool Committee. Don Wyatt will meet with the committee members to review pool operations and responsibilities.

The Board also discussed the possibility of incorporating pool operations into the HOA, which would require future CCR revisions.

12. ARCHITECTURAL REVIEW COMMITTEE

Four architectural applications are currently in the system, with two awaiting committee approval. No significant issues were reported.

13. POND MAINTENANCE

AMI reported that Kit Kirby Aquatic Cleaning has offered a rate of \$200 per pond under a contract covering the community ponds. AMI will obtain a written proposal.

A Pond Committee was formed with Tracy Meister and Mallorie Parrish Fishbaugh.

The committee will explore longer-term pond maintenance options and consult with the City of Fishers pond inspector.

14. POND RIPRAP / 106TH STREET LANDSCAPING

Riprap installation at the retention ponds is expected to begin around September 15, subject to weather and contractor scheduling.

AMI will obtain an update regarding the 106th Street and Windermere center-island landscaping project.

15. MONUMENT WALLS

Three vendors have inspected the monument walls and were asked to submit repair bids.

The Board will review the bids when they are received. Further project oversight will be addressed after the bids are received and may extend into 2027.

16. SECURITY OFFICER

The Board discussed the community security officer position. The previous security officer is no longer serving Windermere.

AMI reported that the City of Fishers Police Department is working to identify a replacement officer for the community.

17. COVENANT VIOLATIONS / FINE POLICY

The Board continued discussion of a formal fine policy pursuant to Indiana House Enrolled Act 1115.

The proposed policy will establish a multi-step violation process, beginning with a notice providing 15 days to correct the violation, followed by fines for continued violations. An appeal/grievance process will also be included.

The Board requested that violation descriptions be more specific and include examples tied to the applicable CCR sections. General street-parking violations will be removed from the initial fine schedule. Prohibited vehicles, including RVs, boats, campers, and commercial vehicles, will remain in the schedule.

The draft policy will be reviewed by Beverly Jackson and Valdis Kremers before being submitted to attorney Jacob for review. The target effective date is October 1, 2026, with the final policy to be published at least 30 days in advance.

18. COLLECTIONS

AMI provided an update regarding delinquent accounts and collection activity. Several accounts remain with the collection attorney.

The Board discussed the need for improved case-status updates and a more consistent delinquency escalation process for 2027.

19. NEXT MEETING

The next monthly Board meeting will be held virtually on the third Monday of the month. The meeting will begin at noon rather than 7:00 PM to accommodate Beverly Jackson's travel schedule.

The existing Zoom credentials will remain the same.

20. ADJOURNMENT

The Board meeting was adjourned.

These minutes were submitted to the Board of Directors for approval prior to the next meeting.

Valdis Kremers

Secretary

August 20, 2026