

APPROVED
WINDERMERE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
December 15, 2025

Minutes of the Board of Directors Meeting of the Windermere Homeowners Association, Fishers, Indiana, held December 15, 2025.

1. CALL TO ORDER

President Don Wyatt called the meeting to order at 7:07 PM.

2. ROLL CALL / QUORUM ESTABLISHED

Officers Present:

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

Also Present:

Bridget White, Community Manager, Association Management, Inc. (AMI)

3. PUBLIC FORUM

This meeting was limited to an executive session which, in order to protect homeowner privacy, excludes homeowner participation.

4. APPROVAL OF THE MINUTES OF NOVEMBER 17, 2025 BOARD MEETING

The November 17, 2025, meeting minutes were reviewed. Motion made by President to approve the submitted minutes, seconded by Treasurer. Motion carried.

The 2025 Annual meeting minutes were reviewed and will be presented for approval at the 2026 Annual meeting.

5. TREASURER'S REPORT

The status of several delinquent accounts was reviewed and action taken.

6. ELECTION OF DIRECTORS

After serving our community for three years, effective December 31, 2025, Brent Huber is stepping down as Board Member at Large. The Board expressed its thanks to Brent for his highly effective service.

The following slate of candidates was unanimously appointed to two-year terms starting January 1, 2026 and ending December 31, 2027:

Beverly Jackson
Robert Ware
Valdis Kremers

7. ELECTION OF OFFICERS

Long term Board member Don Wyatt is stepping down as President effective December 31, 2025 will serve the remainder of his term (ending December 31, 2026) as Board Member at Large.

The Board appointed Greg Estell to serve as 2026 president. Beverly Jackson was appointed 2026 Vice President & Treasurer. Robert Ware was appointed to serve as 2026 Secretary.

8. COMMITTEE REPORTS

CCR / Bylaws Review Committee:

Chairman of the CCR / Bylaw Committee presented the next milestone for accomplishing a revised CCR /Bylaws, which requires establishing Neighborhood Committees that will produce Voting Members who will vote on amendments. The Committee intends to host an information meeting for those interested in volunteering for Neighborhood Committees or otherwise engaging in the covenant/bylaw amendment process in late January.

Landscaping-Rejuvenation Pruning Project

Motion made by President for contract award to Encore Landscape for \$4,700 for the Landscaping-Rejuvenation Pruning Project, seconded by Vice President. Motion carried. This project will involve extensive pruning of shrubs along 96th Street, Windermere Boulevard, and Mollenkopf Road that have grown too tall to prune from the ground, allowing them to be better maintained for long term health and appearance.

9. COMMUNITY MANAGER REPORT

Landscaping-Windermere Mowing Contract

Prior to entering the third year of a three-year contract with Encore Landscape, the board conducted their annual contract review. Motion made by Vice President to continue with the current contractor, seconded by Treasurer. Motion carried.

Landscaping-96th Street Berm Project

Gaddies Tree Service presented a revised estimate for the 96th Street Berm project that will result in an additional cost of \$3,300 (based on revised scope requested by HOA). Motion made by President to approve the revised estimate, seconded by Secretary. Motion carried.

Monument Wall Inspection & Repair:

TM Engineering is expected to submit their engineering report within the next few days.

Street Sign Replacements and Scrolls:

Delivery of street sign blades, custom WHOA sign scrolls and installation by Otto Streetscape Solutions (Ottos) has taken place. Quantity 10 spare scrolls are being stored in the pool house.

Pond Management

Prior to this meeting, a letter was sent to Ironwood Golf Course stating our intention that Windermere would treat the pond in 2026. The letter was reviewed and approved by EMP, and board members (via email) prior to sending.

Thanks for a Job Well Done!

The board honored Don Wyatt for his service to the Windermere community as President of the HOA Board of Directors since 2017.

Violations:

Violations of CCR / Bylaws and Covenants by homeowners continue to be identified with violation notices sent to the homeowner. It was noted that legal action may be required for property owners who continually refuse to address violations. Such action will be taken reluctantly and only after an owner is offered multiple opportunities to address, including an opportunity to appeal actions to the Board and following provisions of CCRs, bylaws, and Indiana law.

10. NEXT MEETING

The January 2026 monthly meeting will be held on January 19, 2026, at 7:00 P.M., via Zoom Virtual Meeting.

The board meeting adjourned at 8:54 PM

These minutes were submitted to the Board of Directors.

Robert Ware, Secretary
December 15, 2025