

**APPROVED**  
**WINDERMERE HOMEOWNERS ASSOCIATION**  
**BOARD OF DIRECTORS MEETING**  
February 16, 2026

Minutes of the Board of Directors Meeting of the Windermere Homeowners Association, Fishers, Indiana, held virtually on February 16, 2026.

**1. CALL TO ORDER**

Vice-President Beverly Jackson called the meeting to order at 7:06 PM

**2. ROLL CALL / QUORUM ESTABLISHED**

Directors Present:

Greg Estell, serving as President (term expires December 31, 2026)  
Beverly Jackson, serving as Vice President and Treasurer (term expires December 31, 2027)  
Robert Ware, serving as Secretary (term expires December 31, 2027)  
Valdis Kremers, serving as Member at Large (term expires December 31, 2027)  
Don Wyatt, serving as Member at Large (term expires December 31, 2026)

Also Present:

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

**3. PUBLIC FORUM**

All Windermere homeowners are invited to participate in the monthly Board of Directors meetings where they can share their concerns or ask questions to either the Board or management company. Homeowners can obtain their meeting credentials by contacting Bridget White, Community Manager, Association Management, Inc., at (317) 915-0400 option 5. Meeting login information is also available to homeowners after logging in to their account at [www.windermerefishers.com](http://www.windermerefishers.com). Look for “Recurring Monthly BOD Meeting Details” link under “Active Resources” on the landing page after logging in.

There were no homeowners present at tonight’s meeting.

**4. APPROVAL OF THE MINUTES OF THE JANUARY 26, 2026 REGULAR MEETING**

The January 26, 2026, meeting minutes were distributed, reviewed and unanimously approved prior to the February 16, 2026 meeting.

**5. TREASURER’S REPORT**

Treasurer reported that the 2025 Year End Report and Annual Report has been completed and under review. Upon board approval, these documents will be posted at [windermerefishers.com](http://windermerefishers.com). Preparation of the 2026 Reserve Budget continues.

70 homeowners have an unpaid 2026 Annual Assessment, which resulted in a late fee penalty added to their account. Of the 70 homeowner accounts, six are delinquent and facing legal action. Following board discussion, it was unanimously decided that late fees will not be waived and that payment plans for annual assessments would not be offered.

Financial balance sheets were briefly discussed.

A review of pool expenditures identified a City of Fishers water and sewer bill that was paid on auto draft and exceeded budget. AMI will revise billing from auto draft to invoice and determine the expected billing for the remainder of 2026.

The property owner of two adjacent lots has arranged, through the county, to combine the lots, which is permissible through the existing covenants. President to contact the property owner to discuss any open issues or concerns.

**6. COMMUNITY CALENDAR, COMMITTEES, AND COMMUNICATION:**

The 2026 Windermere Community Calendar:

Windermere HOA Board of Directors Meetings – 7 P.M.

January 26 <sup>th</sup>	February 16 <sup>th</sup>	March 16 <sup>th</sup>
April 20 <sup>th</sup>	May 18 <sup>th</sup>	June 15 <sup>th</sup>
July 20 <sup>th</sup>	August 17 <sup>th</sup>	September 21 <sup>st</sup>
October 19 <sup>th</sup>	November 16 <sup>th</sup>	December 21 <sup>st</sup>

Community Yard Sale – 8:00 AM - 2 PM

Spring: May 15<sup>th</sup> – May 16<sup>th</sup>

Fall: September 11<sup>th</sup> – September 12<sup>th</sup>

Windermere Homeowners Annual Meeting

Thursday November 5<sup>th</sup> – 7:00 PM - 8:00 PM

Homeowner Communication:

Don Wyatt and Valdis Kremers are working together to make improvements (functionality, ease of use, mobile friendly) to our community website ([windermerefishers.com](http://windermerefishers.com)). They will be developing the scope, timeline, and budget for this project and presenting status.

Virtual vs. In-Person vs. Hybrid Meetings:

The board continues to explore efficient and cost-effective options to conduct both board and community meetings.

Document Repository:

The organization and safekeeping of important documents in a central depository is of significant value. Ongoing discussion concerning the implementation will continue. The document repository could be hosted at the windermerefishers.com website.

2026 Committee Formation:

Opportunities exist for homeowners to share their expertise by serving on any of several committees. More information will be presented at the March meeting.

2026 Architectural Committee:

Architectural Standards Committee (ASC) members serve a one-year term with jurisdiction over the application of Windermere architectural standards, including any new construction or alterations to lots or structures (architectural change requests). The 2026 ASC members are expected to be confirmed at the March 2026 meeting.

The software glitch with the architectural change request website has been corrected.

**7. SECURITY:**

Security is provided by an off-duty Fishers police officer who patrols the Windermere Community with emphasis on visibility, traffic enforcement, and illegal parking. The Board reviewed most recent patrol reports.

**8. LANDSCAPING, STORMWATER RETENTION PONDS & IRRIGATION:**

Several landscaping projects throughout the Windermere Community are in the various stages of planning, execution and project completion, including:

- 96<sup>th</sup> Street tree removal/berm cleanup (Gaddie's Tree Service, expected completion late February)

Projects in bid or approval process, or to be reviewed for 2026:

- 106<sup>th</sup> & Windermere Entrance Improvement/Restoration, including renovation of islands south of 106<sup>th</sup>.
  - Project eligible for Fishers Neighborhood Vibrancy Grant – grant application was submitted prior to the deadline.
- Woods Edge / Heritage Green common area/border – tree removal & trimming
- Lakeside Green / Woodlands common area/border – tree removal, trimming, brush clearing.
- Minor overgrown shrub clearing and (screening) tree planting in 3 areas along Mollenkopf Road. AMI to forward proposal to board members for approval at March meeting.

Irrigation proposal from vendor will be reviewed with added detail at March meeting, with the objective of finalizing contract reviewed in December 2025.

#### Stormwater Retention Ponds

The City of Fishers has provided professional assessment of all Windermere Community ponds and has identified two stormwater retention ponds with shore erosion issues that need to be resolved. Hamilton County and City of Fishers Stormwater Management Grants for funding all or part of the restoration work for the stormwater retention ponds are being explored. AMI has announced the RFP for the installation of either riprap, fill and seed blankets, or straw for each of the two stormwater retention ponds. AMI is awaiting contractor response. Final review and approval of contracts is expected for the Board's March 16 meeting, with a target of completing work by April 15.

#### **9. IRONWOOD STORMWATER RETENTION POND:**

Working within the guidance from Eads Murray & Pugh, communication between Ironwood Golf Course and Windermere HOA continues to address stormwater retention pond maintenance for golf course ponds bordering Windermere properties.

#### **10. MONUMENT WALLS:**

Previously, TM Engineering was approved to execute monument wall evaluation via email vote of Board in early October 2025. The report is expected to assess configuration and condition of the monument walls, potential causes and repair options for any deficiencies observed, and prioritize concerns where repairs are recommended. This will allow the Board to plan and budget short and long-term maintenance and/or replacement as needed. The report is expected to be completed by mid-March.

#### **11. WINDERMERE SWIMMING POOL**

##### 2026 Windermere Swimming Pool Contract:

Following contract negotiations and working through open issues and concerns, Aquatic Management, Incorporated has been awarded the 2026 pool management contract. Motion to approve 2026 pool contract was approved unanimously.

##### Windermere Swimming Pool Committee:

Don Wyatt has agreed to form and lead a Pool Committee that would identify pool related items (maintenance, repair, furniture, membership, contract(s), etc.) that need to be addressed.

The existing pool heater is beyond economic repair and needs to be replaced with a new pool heater. The estimated cost for an installed pool heater is significantly higher than the previously installed pool heater (2018). The option of separately purchasing the pool heater and having a licensed plumber install the pool heater is being explored. Updated information to be provided at the March meeting.

Twenty pool lounge chairs have been identified as needing straps replaced. Don Wyatt will arrange to have a contractor pickup, repair, and deliver the lounge chairs prior to the start of the 2026 pool season.

Motion to purchase replacement poolside tables at a cost of \$2,000 was approved unanimously.

The status of these items and other pool related items (diving board, pool furniture, skimmer covers) to be reported at future meetings. AMI will be asked to provide cost for diving board frame refurbishment and painting.

Pool membership registration and cards will be managed by Don Wyatt, with volunteer and/or hourly paid labor support for generating and mailing pool passes. Bev Jackson volunteered to assist. Opportunities to simplify pool membership management processes will be explored for the 2027 season.

## **12. CCR / BYLAWS**

### **CCR / Bylaws Review Committee:**

Working within the guidance from Eads Murray & Pugh, a cover letter regarding Neighborhood Committees, which must be established to amend WHOA covenants and by-laws, has been drafted for community-wide distribution. The letter and supporting material will convey the formation and structure of neighborhood committees, call for nominations, subsequent elections, term of office, and role and responsibilities.

Windermere HOA hosted a Covenant Amendment Update Neighborhood Committees – Q&A on Tuesday January 27, 2026, from 6:30 to 8:00 PM at Launch Fishers. Approximately 60 homeowners attended the meeting virtually or in-person.

The goal of revising the CCR / Bylaws is to restrict rental properties within Windermere, remove outdated language, and to protect property values estimated to be more than \$500M (2025).

Legislation is advancing at the state level that may prohibit municipalities from restricting homes from being placed in the rental market.

An updated budget for CCR amendment activities was requested and will be distributed for Board approval via email in the following week.

## **13. HOMEOWNER VIOLATIONS & DELINQUENT ACCOUNTS:**

Homeowner violations of CCR / Bylaws and Covenants continue to be identified with violation notices sent to the homeowner. Greg Estell and Bev Jackson will meet with B White in coming weeks to review notification and follow up processes.

Homeowners with delinquent accounts continue to be identified with notice sent to the homeowner.

## **14. WHOA COMMITTEES:**

Brent Huber will continue to lead the Legal & Risk Management Committee. Other committee opportunities are on hold pending establishment of Neighborhood Committees per CCRs.

**15. NEXT MEETING**

The next monthly meeting is to be held virtually on March 16, 2026.

The board meeting adjourned at 9:02 PM

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

Robert Ware, Secretary  
February 16, 2026