

APPROVED
WINDERMERE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
January 26, 2026

Minutes of the Board of Directors Meeting of the Windermere Homeowners Association, Fishers, Indiana, held virtually on January 26, 2026.

1. CALL TO ORDER

President Greg Estell called the meeting to order at 7:03 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, at 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. Look for “Recurring Monthly BOD Meeting Details” link under “Active Resources” on the landing page after logging in.

Two homeowners, Craig Hansen and Brian Poonpanij, participated in this month’s public forum. While they did not have specific interests wishing to be addressed at this time, they expressed desire to learn more about the workings of these meetings.

4. APPROVAL OF THE MINUTES OF THE DECEMBER 15, 2025 REGULAR MEETING

The December 15, 2025, meeting minutes were distributed, reviewed and unanimously approved prior to the January 26, 2026 meeting.

5. TREASURER'S REPORT

Treasurer reported that the 2025 Year End Report and Annual Report will be completed and forwarded to the President. The 2025 Year End Report and Annual Report is expected to be available for review and comments by board members at the February 2026 meeting. Upon board approval, these documents will be posted to www.windermerefishers.com. The 2026 reserve budgeting process continues.

Six 2025 delinquent accounts were discussed. To date, about 80% of homeowners have paid their 2026 HOA dues.

Due to the recent severe winter weather, and the expected delays in mail delivery, the Treasurer suggested that the board consider extending the grace period prior to implementing a late fee. Following discussion, motion made by Treasurer to extend the grace period from February 1, 2026, to February 6, 2026. Seconded by Don Wyatt. Motion carried unanimously.

Financial balance sheets were briefly discussed.

6. PRESIDENT'S REPORT:

Homeowner Communication:

Homeowners, upon log in, will continue to be able to view posted meeting minutes at windermerefishers.com.

Possible improvements (functionality, ease of use, mobile friendly) to our community website (windermerefishers.com) were both presented and well received. The scope, timeline and budget to be developed. Don Wyatt and Valdis Kremers will be working together to bring this project to fruition.

Association Management, Inc. reported that they do not have an email address for 82 of 1,083 homeowners. AMI will be sending postcards to these homeowners requesting that they log in to Vantaca and update their contact information with their email address to assure timely delivery of community news and opportunities.

The workflow for the bod@windermerefishers.com email address is under review to maintain a prompt response time combined with concise messaging. Emails continue to be monitored and responded to in the interim.

Document Repository:

The organization and safe keeping of important documents in a central depository is of significant value. Ongoing discussion concerning the implementation is expected to continue. Bev Jackson will be leading this project.

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 February meeting.

7. ARCHITECTURAL REVIEW COMMITTEE:

Architectural Standards Committee (ASC) members serve a one-year term reviewing submitted architectural change requests. The 2026 ASC members are expected to be confirmed at the February 2026 meeting.

One architectural review application has been received for approval of exterior, programmable festive lighting. The request was initially denied allowing for further review by both the ASC and the Board.

8. 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.

9. LANDSCAPING, STORMWATER RETENTION PONDS & IRRIGATION:

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

- Large scale tree removal (Holmes Complete Tree Care, completed)
- 96th Street tree removal/berm cleanup (Gaddie's Tree Service, expected completion early February)
- Windermere Blvd. / Mollenkopf Road rejuvenation pruning (completed January)

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

- 106th & Windermere Entrance Improvement/Restoration
 - Encore Landscape creating landscape plan for RFP process
 - Include renovating islands south of 106th as plan option
 - 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.

Irrigation proposal from vendor will be reviewed with added detail at February meeting.

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 to distribute an RFP for the installation of either rip-rap, fill and seed blankets, or straw for each of the two stormwater retention ponds. Additional work will be needed to address removal of debris and clearing silt/growth that affects pond flows.

10. 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.

11. 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 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 continues to be in process and expected to be completed by end of February or first week of March.

12. WINDERMERE SWIMMING POOL

2026 Windermere Swimming Pool Contract:

Contract negotiation continues for the 2026 pool management contract, with resolution of several issues expected to be resolved in the coming month.

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. He reported that the pool heater will need replacement this year and that he will be gathering quotes. Installation cost was not discussed, but installation time was estimated at ½ day.

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

An updated status on these items and other pool related items (diving board, pool furniture, skimmer covers) to be reported at future meetings.

The management of Windermere Pool Memberships would be outside of the scope of the Pool Committee and managed by another to be determined entity.

13. 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. This letter and supporting material will convey the formation and structure of neighborhood committees, subsequent elections, term of office, and role and responsibilities.

Windermere HOA is hosting a Covenant Amendment Update Neighborhood Committees – Q&A on Tuesday January 27, 2026, from 6:30 to 8:00 P.M. at Launch Fishers. Homeowners will be able to attend the meeting virtually or in person. Several meeting announcements have been sent to homeowners via email. Residents also posted on the neighborhood Facebook chat page.

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).

14. HOMEOWNER VIOLATIONS & DELINQUENT ACCOUNTS:

Homeowner violations of CCR / Bylaws and Covenants continue to be identified with violation notices sent to the homeowner.

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

15. NEXT MEETING

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

The board meeting adjourned at 9:40 PM

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

Robert Ware, Secretary
January 26, 2026