

APPROVED

WINDERMERE HOMEOWNERS ASSOCIATION BOARD OF DIRECTORS MEETING MINUTES

The virtual meeting of the Windermere Homeowners Association Board of Directors was held on July 20, 2026.

CALL TO ORDER

President Greg Estell called the meeting to order at 7:01 PM

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)

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. Look for "Recurring Monthly BOD Meeting Details" link under "Active Resources" on the landing page after logging in.

The following homeowners were in attendance:

Windermere Villas: Pam Vaal (Voting Member), Randy Buhr (Secretary), Michelle Latos
Woods Edge: Greg Meyers (Voting Member), Jeremy Stewart

Other homeowners were on the call but did not identify themselves for the meeting recording.

There were discussions about submission of minutes and the folders that will be on Vantaca and the Windermerefishers.com sites. Minutes are to be submitted to BOD@Windermerefishers.com for uploading

One member expressed thoughts about the establishment of the Board and was assured that, while the Neighborhood Committee structure had not been in place for the first 30 years of the HOA, the appointment process that had been followed in the past was deemed appropriate by the legal team. The homeowners were assured that, now that Neighborhood Committees are in place, the Board positions whose terms expire 12/31/2026 will be duly elected to two-year terms.

APPROVAL OF THE JUNE 16, 2026, MEETING MINUTES

The June 16, 2026, meeting minutes were distributed via email, reviewed by the Board, and unanimously approved prior to the July 2026 meeting.

TREASURER'S REPORT

Treasurer, Bev Jackson, had distributed a detailed general ledger account variance report to Board members prior to the meeting.

In this meeting, she identified that due to a health issue, a transfer from the Merchants Bank Money Market accounts to the First Citizen Operating Checking accounts was mistakenly released from the Capital Reserve MM account instead of the Operating MM account. The distribution of funds in the MM accounts was corrected upon discovery.

She had some questions regarding potential 2026 budget timing adjustments and was told they were not necessary. She discussed anticipating transferring the pool support funds from Operating Checking to Swim/Tennis Checking. Greg Estell said, in his opinion, that the transfer would not be necessary in July.

She requested that the Board members begin assistance with the 2027 Budget process by identifying potential non-routine expenditures or routine expenditures which may be greater than those experienced in 2026.

Greg Estell briefly discussed the adoption of an Asset & Cost Tracking process/documentation.

NEIGHBORHOOD COMMITTEES/COVENANT-BYLAW REVISION UPDATE

Greg Estell reported that the initial meeting of Neighborhood Committees was held June 29th. All Neighborhoods were represented except Crosswinds. A PowerPoint presentation was given and a survey of initial thoughts was taken in addition to the meeting being recorded. These materials were provided to all Committee members after the meeting.

He stated that CCR/Bylaw language revisions streamlining, standardizing, removing Developer references and adding electronic voting should be non-controversial and move along smoothly. The rental provisions will be where the real work is involved. He is hopeful that the Board will have guidance from the Committees through that survey tool to be able to begin directing the attorneys to generate revised CCR/Bylaws for review.

WINDERMERE SWIMMING POOL

Pool Committee Chairman Don Wyatt provided the following report.

There are several tasks that are expected to be completed the near future.

- The removal of the existing pool heater and installation of a Raypac HI Delta P752C pool heater has been delayed waiting for the fence installation.
- The removal of the wooden fence around the existing pool heater and installation of a new and taller fence that modestly expands area available for heater and associated equipment is near completion.
- The purchase of new pool side tables was not discussed

Don shared that the pool heater has been delivered but, until the fencing is completed, being stored in his company's locked and secured shop. Don indicated that he would advise the Board of the target completion by the end of the week.

Greg asked about a recent pool party that had been reported and the Board learned that there were several reported issues regarding timing and number of guests. Don indicated he would share a copy of the AMI staff report with the Board when it is received.

LANDSCAPING AND STORMWATER RETENTION PONDS

We received authorization from the City of Fishers to begin the repairs/rip-rap installation. Grant funds are still not committed by the City and will not be until the work is complete and a paid invoice submitted. For clarification, the Board approved bid for rip-rap was \$49,000. The repair portion is \$22,000 which is all that the City of Fishers would accept for the grant application. The balance will be paid from Capital Reserves. Bev and Greg signed the previously Board approved Encore contracts totaling \$49,000 for 3 ponds so that the contractor could begin ordering the rock and scheduling the labor.

Debris and excessive vegetation at three stormwater retention ponds have been reported, requiring cleanup work that is outside of the current contractor's scope of work that treats the stormwater retention ponds for algae and weeds. AMI obtained quotes for removal of excess vegetation and sediment. The discussion identified that the contractor will pull, if possible, and if not, cut as low as possible. The Board voted and unanimously approved a three-pond contract with Aquatic Debris Removal for \$1500. Specific ponds to be addressed are L, E and I. .

Greg confirmed with B that she is receiving regular reports of pond conditions from ASAP Aquatics and is working on getting them uploaded into Vantaca.

The 106th & Windermere site should see work begin in the next 2 weeks. Leveling and stone installation will begin but plantings are being delayed until irrigation is fully functional.

Encore Landscape and Grateful Plumbing continue their work on the Windermere irrigation systems. Of 21 systems (unverified) throughout Windermere, only 6 are fully functioning. The 15 non-operational systems have reported issues that include missing water meters, missing or non-functioning backflow preventers, broken pit shutoff valves, general plumbing issues and electrical issues. B reported that AMI is coordinating the bids for various repairs. A majority of Board members requested that the proposed Controller repair be sent out for bid by AMI . We are hopeful to have those bids by the end of the week.

The standard ornamental tree and shrub trimming has been done.

The berm that had trees removed last year now has a lot of weeds and needs to be addressed. Encore has been asked to look at what they recommend with a long-term solution in mind. The non-Windermere property owner adjacent to the area has expressed an interest in participating in the corrective work. Greg indicated that he would meet with him and will bring a proposal to our next meeting.

City of Fishers has requested tree trimming for street clearance for fire equipment, school buses and snowplows. An RFP is in process to obtain costs to conduct this work. No decision was made regarding moving forward, other than obtaining cost.

Trees along Heritage Green/Woods Edge have been marked for removal and an RFP needs to be prepared and sent to vendors.

The Lakeside Green/Woodlands area is another area that needs to be addressed. We may want to ask the adjacent homeowners if they want it maintained as a natural area.

106th and Windermere. A homeowner has reached out looking to partner on the care of a couple of permanent trees. Greg suggested that we use Gaddis to evaluate the health of the trees. Fee is \$200. He indicated that Mollenkopf Road could be assessed during that same trip. No discussion or decision took place.

MONUMENT WALLS

Two qualified Windermere homeowners volunteered to prepare an RFP for the work identified by the Engineering Report completed earlier this year. Their RFP was included in today's package and AMI has been asked to obtain quotes based on hierarchy of necessary repairs.

ARCHITECTURAL REVIEW COMMITTEE

An Architectural Review Committee report was included in the packet. presented at the last Board Meeting, Greg provided some assistance to Board members to ensure they can fully review the report.

WEBSITE

Mallory Parrish-Fishburn has joined Don and Valdis. Valdis asked if we want to do a new website or improve the current one. Bev indicated that is exactly what the Board is hoping to hear from this team. Improvements desired were identified earlier in the year. Greg indicated that there are some unknowns such as Who owns the site?, Who has access?, Who has control? Bev added that we should have a user document for Board members, an “owners” manual for the Board members who will be uploading, making changes, etc., and a developer’s manual for anyone who might need to assume administrative responsibility. Except for the developer’s manual, these could be YouTube how to videos.

SAFETY

In addition to the Fishers Police Department, Windermere HOA contracts with an off-duty police officer to patrol Windermere neighborhoods on occasion. The patrol report was distributed and reviewed.

COVENANT VIOLATIONS

The Board is working with Eads, Murray & Pugh, P.C. to define and implement a fine structure to address covenant violations in accordance with Indiana law. A subcommittee (Don and Robert) was appointed to review requirements and offer a proposal to the board for consideration.

EXECUTIVE SESSION

Past due accounts and collection activities by legal counsel and their recommendation for foreclosure against two properties were reviewed and discussed. Motion was made to move forward with lien and foreclosure on two properties, seconded and approved unanimously.

NEXT MEETING

The next monthly meeting is to be held virtually on August 17, 2026.

The board meeting adjourned at 9:24 PM.

Beverly Jackson

In the absence of a Recording Secretary

August 6, 2026