

**APPROVED**  
**WINDERMERE HOMEOWNERS ASSOCIATION**  
**BOARD OF DIRECTORS MEETING**  
June 16, 2025

Minutes of the Board of Directors Meeting of the Windermere Homeowners Association, Fishers, Indiana, held virtually via Zoom Virtual Meetings on June 16, 2025.

**1. CALL TO ORDER**

Treasurer Beverly Jackson called the meeting to order at 7:03 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)  
Brent Huber, Member at Large (term January 1, 2025 – January 1, 2027)

Also Present:

Dana Stout, Property Manager, Association Management, Inc. (AMI)  
Meg Shanley, Landscape Committee, Windermere Homeowner  
Erica Wise, Landscape Committee, Windermere Homeowner

Officer Absent:

Robert Ware, Secretary (term February 19, 2024 – January 1, 2026)

**3. PUBLIC FORUM**

Except for Windermere HOA board members, and the Landscape Committee chair, there were no homeowners present at tonight's meeting.

**4. APPROVAL OF THE MINUTES OF THE REGULAR MEETING OF MAY 19, 2025**

The May 19, 2025 meeting minutes were reviewed. Motion made by President to approve the submitted minutes; seconded by Treasurer. Motion carried.

**5. TREASURER'S REPORT**

Monthly financial reports provided for Board review by AMI prior to meeting. Board approved attorney recommendation for lien against property with unpaid dues and expenses exceeding \$1000.

## 6. COMMITTEE REPORTS

### *Architectural Review Committee:*

Pending architectural review applications were noted.

### *Landscape Committee:*

The Landscape Committee presented a lengthy report of current community-wide landscaping activities (planting of annual, seasonal flowers, fertilizing, mulching, spring clean-up, and mowing).

Recently planted flowers at the Windermere pool house have been trampled. Barricade/caution tape to protect pool house landscaping to be placed.

(Action Item #021: Place barricade/caution tape to protect pool house landscaping; Assignee: Don Wyatt; Date Assigned: June 16, 2025; Due Date: July 21, 2025; Status: Open).

The scope of the landscaping work for the 96<sup>th</sup> Street & Windermere Blvd. entrance was discussed.

(Action Item #022: Provide scope of work to Landscaping Committee; Assignee: AMI/Dana Stout; Date Assigned: June 16, 2025; Due Date: July 21, 2025; Status: Open).

Other existing landscaping opportunities include the intersections of Windermere Blvd. and Fairwoods Drive, Windermere Blvd. and Treyburn Drive (entrance to the Villas), and 106<sup>th</sup> Street and Windermere Blvd.

(Action Item #023: Determine priority, timeframe, irrigation availability; Assignee: Windermere HOA Board; Date Assigned: June 16, 2025; Due Date: July 21, 2025; Status: Open).

### *Events Committee:*

The Events Committee Chairman has resigned.

### *CCR/Bylaw Review Committee:*

Scheduled to meet July 8.

## **7. UNFINISHED BUSINESS**

### *Insurance:*

Action Item #008 remains open to request a refund for the previous insurance policy.

### *Committee Members and Structure:*

No updated information was provided.

### *Sports Courts:*

Action Item #012 remains open. Scheduling of the resurfacing may commence mid-July following the end of The Windermere Dolphins Swim Team 2025 season.

### *96<sup>th</sup> & Windermere Boulevard Signage:*

Reimbursement for the damaged entryway signage has been received from the responsible party.

### *Pool Membership:*

The 2025 Windermere pool opened May 24, 2025. A few pool memberships remain available.

### *Violations:*

Contact the property owner concerning the dumpster placed in their driveway for an extended period.

(Action Item #024: Contact property owner; Assignee: AMI/Dana Stout; Date Assigned: June 16, 2025; Due Date: July 21, 2025; Status: Open).

### *Playground:*

AAA State of Play has agreed to pay \$2,500 for damages incurred to the playground parking lot during the installation of the new playground equipment. This amount will be reduced from the third and final payment.

### *Playground Parking Lot Sealcoating:*

Howard Company was awarded a contract to sealcoat the playground parking lot, with work to be performed Fall 2025.

### *Ironwood Golf Course Pond Treatment:*

A Zoom meeting between Ironwood Golf Course, Association Management, and Windermere HOA President is to be scheduled and conducted.

(Action Item #017: Arrange Zoom meeting with Ironwood Golf Course; Assignee: AMI/Dana Stout; Date Assigned: May 19, 2025; Due Date: June 16, 2025; Status: Open).

*Windermere Pool Operation:*

The pool's water heater has been unable to maintain the pool temperature, and technicians are working to diagnose and address the issue. The pool has been losing water at the rate of 1" pool surface per day. Again, technicians are working to diagnose the source of the leak and to address the issue.

(Action Item #018: Provide status update to board members; Assignee: Don Wyatt; Date Assigned: May 19, 2025; Due Date: June 16, 2025; Status: Open).

*Windermere Patrol Officer:*

Motion made by President to discontinue the services of the existing Windermere patrol officer and replace him with another off-duty Fishers police officer; seconded by Vice President. Motion carried.

(Action Item #019: Provide a new off-duty Fishers police officer for Windermere patrol duties; Assignee: AMI/Dana Stout; Date Assigned: May 19, 2025; Due Date: June 16, 2025; Status: Open).

*Landscaping / Inventory and Removal of Dead Trees:*

Removal of dead trees throughout Windermere was discussed.

(Action Item #025: Merge lists of dead trees and prepare bid package; Assignee: AMI/Dana Stout; Date Assigned: June 16, 2025; Due Date: July 21, 2025; Status: Open).

*Irrigation Contractor:*

The status of the current irrigation contract was discussed. Association Management, Inc. to request an updated proposal, if necessary, for Board review.

(Action Item #020: Contact existing irrigation contractor and request proposal; Assignee: AMI/Dana Stout; Date Assigned: May 19, 2025; Due Date: June 16, 2025; Status: Open).

## **8. NEW BUSINESS**

*Communications:*

(Action Item #026: Draft and distribute community newsletter highlighting property owner responsibility and upcoming events; Assignee: Greg; Date Assigned: June 16, 2025; Due Date July 21, 2025; Status: Open).

*Geese and Muskrat Control:*

The geese population within Windermere appear to be under control. The muskrat population within Windermere needs additional attention.

(Action Item #027: Contact animal (muskrat) control; Assignee: AMI/Dana Stout; Date Assigned: June 16, 2025; Due Date: July 21, 2025; Status: Open).

## **9. NEXT MEETING**

The next monthly meeting is to be held on July 21, 2025, at 7:00 P.M., via Zoom Virtual Meetings.

The board meeting adjourned at 8:30 PM

These minutes were submitted to the Board of Directors.

Robert Ware, Secretary  
June 27, 2025