

APPROVED
WINDERMERE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES

The virtual meeting of the Windermere Homeowners Association Board of Directors was held on June 15, 2026.

1. CALL TO ORDER

President Greg Estell called the meeting to order at 7:07 PM

2. ROLL CALL / QUORUM ESTABLISHED

Directors Present:

Greg Estell, serving as President (term expires December 31, 2026)
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)

Directors Absent:

Beverly Jackson, serving as Vice President & Treasurer (term expires December 31, 2027)

Also Present:

Bridget White, Community Manager, Association Management, Inc. (AMI)
Jake Lawrence of Eads, Murray and Pugh, P.C.

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. 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 MAY 18, 2026 MEETING MINUTES

The May 18, 2026, meeting minutes were distributed via email, reviewed by the Board, and unanimously approved prior to the June 2026 meeting.

5. TREASURER’S REPORT

In the treasurer’s absence from the June 2026 Board of Directors meeting, President provided highlights of the Windermere community financial report dated May 31, 2026. \$75,000 was moved from Operating Reserve Money Market funds to Operating funds, adding, “We are healthy.” The Windermere Dolphins Swim Team membership dues are to be reported in the financial report dated June 30, 2026.

6. WINDERMERE SWIMMING POOL

Pool Committee Chairman Don Wyatt provided the following report.

2026 Windermere swimming pool membership revenue through June 15, 2026, excluding Windermere Dolphins Swim Team membership dues, is \$79,696. About 20% of this revenue comes from neighboring communities that are eligible to purchase pool memberships.

Three issues concerning the Windermere Dolphins Swim Team have been brought to the attention of the Board. The first is that on days of the swim meets, the pool is closed at 4:00 PM to allow 1 hour for equipment set up. The Windermere Dolphins Swim Team has started earlier than 4:00 PM and pool members felt that they were being pushed out early. The second issue reported were vehicles parked near the entrance to Windermere Park that could prevent access to emergency vehicles. The third issue is trash left at the pool following the swim meet. Following Board discussion, the Windermere Dolphins Swim Team is to be notified that they have access to the swimming pool for swim meets no earlier than 4:00 PM, parking ushers are to direct vehicle parking only on lined spaces and the turf, and following the swim meet, trash must be placed in the proper receptacles.

There are several pool related tasks that have been completed or are expected to be completed prior to the opening of the 2026 pool season. These tasks include:

- Cleaning and filling the swimming pool;
- The removal of the existing pool heater and delivery and installation of a Raypac HI Delta P752C pool heater has been delayed waiting on material;
- 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;
- Diving board refurbishment and re-coating;
- Re-strapped lounge chairs;
- The purchase of new pool side tables was delayed; and
- Comprehensive pre-launch check of pool operating systems.

Following discussion, the Board unanimously (among those present) agreed to pursue making pool membership available to all residents with cost shared equally across each property. This recommendation would be presented to neighborhood committees.

7. LANDSCAPING AND STORMWATER RETENTION PONDS

Progress on the Fishers stormwater retention pond grant application is temporarily on hold.

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 has identified a contractor that can provide cleanup services for Windermere ponds, with debris collection completed. Community manager will obtain quotes for removal of excess vegetation and sediment.

Encore Landscape and Grateful Plumbing continue their work on the Windermere irrigation systems. Of 21 systems 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. Until the irrigation system is restored to full operational status, new planting of flowers and landscaping may be limited to areas served by available water sources.

City of Fishers has requested tree trimming for street clearance. An RFP is in process to obtain costs to conduct this work in areas under HOA landscaping contracts in 2026. The Board discussed and agreed to issue an RFP for trimming of all Windermere street trees for minimum 7' clearance over sidewalks and 10' clearance at the street curb, to better understand total cost if this current homeowner responsibility was managed by the HOA in 2027. This approach may result in a more uniform appearance throughout the Windermere community. No decision was made regarding moving forward, other than obtaining cost.

8. MONUMENT WALLS

No updated information was provided.

9. ARCHITECTURAL REVIEW COMMITTEE

Architectural Review Committee Chairman Don Wyatt provided the following report.

Since the Architectural Review Committee report presented on May 18, 2026, 10 requests have been submitted, of which 3 have been approved and 7 are in the review process.

Completed requests submitted by property owners are adjudicated within 21 days.

10. EADS, MURRAY & PUGH, P.C.

Jake Lawrence of Eads, Murray and Pugh, P.C. attended the Board meeting to provide information and answer questions regarding HOA laws and statutory changes (announcement of meeting agendas, covenant violations that can result in homeowners being fined, and meetings called by homeowners) that go into effect on July 1, 2026.

Jake Lawrence also shared that municipal code violations related to property conditions, parking, noise and other matters can be addressed by the City of Fishers, with certain work (lawn mowing, weed removal etc.) performed and billed to the property owner.

11. 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.

12. COVENANT/BY-LAW AMENDMENT

Eads, Murray and Pugh, P.C. will be providing in-person, orientation training for the newly elected neighborhood committee members. This will take place from 7-9 PM on Monday, June 29, at the Ball State University's Fishers office located in the Nickel Plate District. This meeting will also include discussion of proposed governing document changes, with the goal of identifying key areas with substantive agreement, allowing drafting of new language by attorneys.

13. COVENANT VIOLATIONS

The Board discussed the importance of property owner voluntary compliance with the CCR/By-Laws to maintain both the appearance of the Windermere community and property values.

The Board agreed, as it has been previously discussed and agreed, that AMI would give priority to areas of Windermere (e.g. Heritage Green, Lakeside Green and Glenn Abbey Village) that have a higher number of aged 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 was appointed to review requirements and offer a proposal to the board for consideration.

14. 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.

15. NEXT MEETING

The next monthly meeting is to be held virtually on July 20, 2026.

The board meeting adjourned at 9:20 PM.

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

Robert Ware
Secretary
June 15, 2026