

APPROVED
WINDERMERE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
March 16, 2026

Minutes of the Board of Directors Meeting of the Windermere Homeowners Association, Fishers, Indiana, held virtually on March 16, 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, 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 FEBRUARY 16, 2026 MEETING MINUTES

The February 16, 2026, meeting minutes were distributed, reviewed and unanimously approved.

5. DANA STOUT MEMORIAL

Dana Stout passed away March 5, 2026. She was employed by Association Management, Inc. and served Windermere as our Community Manager. In remembrance of her dedicated service to our community, the board unanimously approved a memorial gift of \$100 to Crossroads Church, Westfield, Indiana.

6. ASSESSMENT OF LATE FEES

Previously, the board unanimously decided that late fees will not be waived. After further discussion, the board would consider any mitigating circumstance preventing the timely payment of assessments. As an example, a resident claims their payment was mailed but check stolen and cashed by an alternate party. Community Manager/AMI will request a copy of the police report associated with such claim, and waive late fee once verified.

7. HERITAGE GREEN FLOODED AREA

Our Community Manager was contacted by a Heritage Green homeowner about a flooded area believed to be contained within a common area near their home. Reviewing both homeowner's property and adjacent common area revealed that the flooded area was within the homeowner's property. Responsibility for addressing this would fall on the homeowner.

8. TREASURER'S REPORT

Treasurer Bev Jackson provided the following report.

The 2025 Year End Report and Annual Report was presented to the board and unanimously approved. These documents will be posted at windermerfishers.com.

Presentation and approval of the 2026 Reserve Budget have been delayed waiting arrival of cost estimates for pond erosion work at stormwater retention ponds "F" and "I" and monument wall restoration throughout the community.

Federal and Indiana tax returns are being prepared.

9. WINDERMERE SWIMMING POOL

Pool Committee Chairman Don Wyatt provided the following report.

Since the existing pool heater is beyond economic repair and needs to be replaced with a new pool heater, Wyatt proposed that the board approve the purchase of a Raypac HI Delta P752C pool heater with installation by a licensed plumber, with an estimated cost of \$24K. The fence surrounding the existing pool heater would be replaced, with an estimated cost of \$5K. The board unanimously approved \$24,000 from reserve funds for heater and installation. The Board also approved a \$5,000 budget for fencing and covering/shelter of heater to protect it from the elements, with full costs and plans to be submitted for review/approval.

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 not to exceed \$599.

10. CCR/BYLAW COMMITTEE

Nominations are being solicited to serve. Deadline is April 1, 2026. Locating meeting places have been challenging.

11. COMMUNITY WEBSITE

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

12. ONLINE RECORDS STORAGE

Association Management, Inc. will be creating electronic folders for Windermere HOA Board meeting materials, allowing Directors to see all monthly meeting documents in one place before and after meetings.

13. WINDERMERE BOARD OF DIRECTORS E-MAIL ACCOUNT

Management of the Windermere Board of Directors e-mail account will be transitioned to the current President and Secretary.

14. LANDSCAPING AND STORMWATER RETENTION PONDS

Landscaping work on 96th Street has been completed (tree & brush removal, tree trimming). This area will be reviewed over summer/fall to assess possible needs for new plantings.

Fishers Neighborhood Vibrancy Grants will be reviewed mid-April, with the 106th & Windermere Boulevard grant application under consideration. Landscaping near Mollenkopf Road North of Windermere Boulevard to be addressed in 2027.

AMI/Community Manager and HOA President will conduct a neighborhood review with Encore Landscaping late April/early May. Board members are welcome to participate.

2026 major project plans include tree and shrub trimming/brush clearing on community property between Heritage Green and Woods Edge neighborhoods, along with community property between Lakeside Green and Woodlands neighborhoods.

Landscaping along Mollenkopf Road North and South of Windermere Boulevard to be addressed in 2027. Common area between Crosswinds and Glenn Abbey neighborhoods to be reviewed for 2027.

Cost estimates for pond erosion work at stormwater retention ponds "F" and "I" were reviewed, with agreement to issue a revised RFP that standardizes requirements to assure 4' of rip rap above waterline, and 2' below. Community manager/AMI was asked to request an extension of pond work deadline from Fishers, and to request timing for repairs/improvement Fishers has committed to performing. It is preferred that Fishers complete this work before HOA contractors begin theirs, if feasible.

15. IRRIGATION

Following discussion of the irrigation services contract, the Board unanimously approved a \$7,000 contract with component costs not to exceed retail cost and right to terminate contract with 30 days written notice.

16. WINDERMERE POOL MEMBERSHIPS

Following discussion, the Board unanimously approved offering 2026 Windermere Pool memberships without an increase in price. A \$25 discount is offered for early sign-ups (before May 1) and non-residents are charged \$10 more than Windermere residents as a general registration fee (per 2025 fee structure), with non-resident registration available May 1 and after.

17. 2026 ARCHITECTURAL STANDARDS 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 Board unanimously confirmed the following 2026 ASC members: Liz Carroll, Valdis Kremers, Patrick Moore, Jim Wilson, and Don Wyatt.

18. NEXT MEETING

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

The board meeting adjourned at 9:04 PM.

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

Robert Ware
Secretary
March 16, 2026