WINDERMERE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES

The virtual meeting of the Windermere Homeowners Association Board of Directors was held on November 5, 2026.

1. CALL TO ORDER

President Don Wyatt called the meeting to order at 7:07 PM.

2. ROLL CALL / QUORUM ESTABLISHED

Directors Present: Don Wyatt, President; Beverly Jackson, Vice President and Treasurer.

Director Absent: Valdis Kremers, Secretary.

Also Present: Bridget White, Community Manager, Association Management, Inc. (AMI), and participating homeowners and neighborhood committee members. A quorum was established with two of three directors present.

3. PUBLIC FORUM

The floor was opened for homeowner comments. No substantive issues were raised during the designated comment period.

4. APPROVAL OF PREVIOUS MEETING MINUTES

The previous meeting minutes had been distributed but were not approved during this meeting. Approval and website publication were anticipated before the annual meeting.

5. TREASURER'S REPORT

Treasurer Jackson reported that October financial statements were pending completion by AMI and would be presented at the November 16 annual meeting. The Board had approved the 2027 budget in October. The 2027 annual assessment was set at $560 per home, an increase of $20, and reserves were approximately $700,000.

Gregory Meyer questioned the 2026 forecast column, which reflected approximately nine and one-half months of actual expenses. Projected 2027 assessment income was $605,920, with total projected expenses of $618,728; other anticipated revenue included late fees, interest and legal fee recoveries.
Treasurer Jackson agreed to discuss any questions Mr. Meyer might have in order to allow meeting to continue.

6. NOMINATING COMMITTEE

Nine candidates submitted nomination forms for five Board positions: Peter Cuskier, Kelly Ford, Sharon Gatlin-Chambers, Whitney Kesler, Steven Maves, Pam Vaal, Robert Ware, Jeff Wilberg, and Tim Zellers. A candidate meet-and-greet was scheduled for November 10 at Fishers Community Center. The election was scheduled for the November 16 annual meeting; floor nominations may also be accepted under the applicable meeting procedures.

7. POOL AND ARCHITECTURAL REPORTS

The pool heater installation was nearing completion, pending gas meter relocation and connection by CenterPoint. Recruitment for the 2027 pool committee continued, and the 2027 pool service contract and payment schedule remained under review. The Architectural Committee reported one open landscape tree-removal application on Muirfield Trace.

8. POND RIPRAP AND TREE REMOVAL

Riprap had been installed at three ponds. Tracey Meister and Mallorie reported concerns regarding rock depth below the waterline, exposed geofabric and vegetation growth. President Wyatt agreed to arrange an inspection with Encore and the homeowners involved. City inspectors had reportedly expressed satisfaction with the work observed.

Approximately seven to eight additional tree-removal locations were identified. Tracey Meister was to send the list to AMI for inclusion in the vendor bid map.

9. IRRIGATION REPAIRS

Backflow overhauls were reported complete. Repairs to water meter angle valves remained outstanding. Water meter repair proposals were to be reviewed and executed to permit completion of the work.

10. COVENANT AND BY-LAW MATTERS

The proposed covenant violation fine policy remained under legal review. The contemplated process begins with a courtesy notice and opportunity to correct violations, followed by fine notices and hearing rights as applicable. The finalized policy would be distributed with a 30-day notice before taking effect.

The Board discussed proposed amendments to prohibit simultaneous service as a neighborhood Voting Member or Alternate and a Board Director, and to require eligible Board candidates to be in good standing. President Wyatt reported consultation with attorney Jacob concerning the proposed language. The amendments were planned for consideration at the annual meeting; no adoption of the amendments occurred at this meeting.

11. ANNUAL MEETING

The annual meeting was scheduled for November 16, 2026, at Fishers Community Center, with a Zoom option. Planned agenda items included the Board election, 2027 budget presentation and proposed covenant amendments. Updated materials were to be distributed.

12. POLICE PATROL AND LANDSCAPING

A Fishers Police Department officer began an afternoon patrol assignment on November 5, with attention to e-bike activity at the park. AMI would arrange the required contractor documentation.

AMI had solicited landscape proposals from Green Touch, Engledow, BAM and Encore. The Board agreed to leave selection of the next three-year landscape contract to the incoming Board.

13. CONTRACTS AND YEAR-END FINANCIAL MANAGEMENT

The water meter repair agreement and 2027 pool contract were to be finalized prior to the Board transition. The AMI management agreement renewal was under discussion, including a possible five-percent fee increase.

Treasurer Jackson planned to move funds into the operating account as needed for year-end expenses and provide written bank account management instructions to the incoming treasurer. AMI reported that variance reporting would begin in 2027.

14. EXECUTIVE SESSION AND ADJOURNMENT

The open session concluded at approximately 8:39 PM, after which the Board continued in executive session. The meeting record lists an overall ending time of 9:04 PM; no separate formal adjournment motion was documented in the source summary.

Valdis Kremers, Secretary

November 5, 2026