

APPROVED
WINDERMERE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
October 20, 2025

Minutes of the Board of Directors Meeting of the Windermere Homeowners Association, Fishers, Indiana, held virtually via Zoom Virtual Meetings on October 20, 2025.

1. CALL TO ORDER

President Don Wyatt called the meeting to order at 7:00 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)
Robert Ware, Secretary (term February 19, 2024 – January 1, 2026)
Brent Huber, Member at Large (term January 1, 2025 – January 1, 2027)

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 Zoom Virtual Meeting credentials by contacting Bridget White, Community Manager, at 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.

One homeowner, Mark Groff, participated in this month’s public forum. He requested that Just-in-Time (JIT Lawn Care and Landscaping Indianapolis) be included for any landscaping work in Windermere (i.e. RFP solicitation). Also, he suggested that lighting for the sports courts should be considered as that would allow play later in the evening hours. It was noted Windermere Park is open dusk to dawn, mainly for security reasons, so added lighting would require a policy/hours review.

4. APPROVAL OF THE MINUTES OF THE REGULAR MEETING OF SEPTEMBER 29, 2025

The September 29, 2025, meeting minutes were reviewed. Motion made by President to approve the submitted minutes, seconded by Treasurer. Motion carried.

5. TREASURER'S REPORT

The preliminary 2026 budget was discussed in detail, which resulted in a revised 2026 budget with total revenue of \$595,320 and operating expense (not including long term projects funded via reserves) of \$591,460, dues of \$540 per home, to be presented at the annual meeting on November 17, 2025. Motion made by President to approve the revised 2026 budget, seconded by Treasurer. Motion carried.

6. COMMITTEE REPORTS

Architectural Review Committee:

Four architectural review applications have been received and are being processed, of those, one is in final review. One additional application has been approved.

Landscape Committee:

See community manager report.

CCR / Bylaws Review Committee:

Chairman of the CCR / Bylaw Committee presented their next milestone for accomplishing a revised CCR /Bylaws. Meetings, facilitated by EMP, would be held at Delaware Township Schoolhouse on November 3rd and Fishers United Methodist Church on November 4th. An additional planning meeting is scheduled for October 29th. Meeting announcement flyers are being distributed. Meeting announcement postcards have been mailed.

7. COMMUNITY MANAGER REPORT

Landscaping:

Several landscaping projects throughout the Windermere Community are in various stages of completion, including:

- Large scale tree removal (Holmes Complete Tree Care & Trash Removal) – confirming start timing
- 96th Street tree removal/berm cleanup (Gaddie's Tree Service) – confirming start timing (late November/December?)
- Glenn Abbey/Crosswinds 6 trees removed + replanting (Encore Landscape) – in process
- Entry Landscaping:
 - Windermere Blvd. / Fairwoods Drive (Crosswinds / Windermere Pointe) – Encore Landscape is in process.
 - 96th Street/Windermere Blvd. – (Encore Landscape) In process

- Cumberland Road/Woods Edge Entrance sightline pruning requested by Fishers (Encore) – in process.
- Seeding/aeration on Windermere Blvd. near Treyburn – complete

Projects in bid or approval process, or to be reviewed for 2026:

- Windermere Blvd./Mollenkopf Road rejuvenation pruning (needs Board approval)
- 106th & Windermere Entrance Improvement/Restoration
 - Encore Landscape creating landscape plan for RFP process
 - Include renovating islands south of 106th as plan option
 - Project eligible for Fishers beautification grant – deadline late January, 3 bids required.
- Woods Edge/Heritage Green common area/border – tree removal & trimming
- Lakeside Green/Woodlands common area/border – tree removal, trimming, brush clearing.

Landscape Contractor – Review/RFP in process to confirm 2026 requirements, including additional tree trimming and other minor changes.

Irrigation:

In light of communication challenges between WHOA and vendor it was agreed to have current contractor close out system and confirm repairs required. Alternative contractors will be reviewed for 2026. There are several repairs required to assure all areas/zones are operating correctly for 2026. Goal is to have those issues addressed in spring 2026.

Monument Wall Inspection & Repair:

TM Engineering was approved to execute monument wall evaluation via email vote of Board in early October, at a cost of \$4350. Report will assess configuration and condition of monument walls, potential causes and repair options for any deficiencies observed, and prioritize concerns where repairs are recommended. This will allow the Board to plan and budget short and long-term maintenance and/or replacement as needed. Review is in process and expected to be completed by end of October or first week of November.

Pool & Tennis Courts:

For the 2026 swimming season, Association Management, Inc. will be responsible for pool access, security, and membership process. Board will work with community manager to review optimal access control options (cards, fobs, etc.), as well as potential changes in security systems.

Street Sign Replacements and Scrolls:

Deposit payment made October 9. Delivery of street sign blades, custom WHOA sign scrolls and installation by Otto Streetscape Solutions (Ottos) is expected in 6 to 8 weeks. To be confirmed by Ottos.

Pond Management

Following discussion about the condition (flow, sediment, ~~blue~~ algae) and potential solutions for the stormwater retention ponds, it was agreed that AMI Community Manager will reach out to both Hamilton County and City of Fishers for support in obtaining professional assessment of the stormwater retention ponds and options to address those conditions. AMI Community Manager to explore both Hamilton County and City of Fishers Vibrancy Grants for funding all or part of the restoration work for the stormwater retention ponds.

Concern about pond access throughout the community has been raised by several homeowners. This will be addressed in community email updates, including letter provided by EMP describing pond access responsibilities and limitations for community members.

Annual Meeting:

The Windermere Homeowners Association Annual Meeting will be held on November 17, 2025, at 7:00 P.M., via Zoom Virtual Meeting.

Violations:

Violations of CCR / Bylaws and Covenants by homeowners continue to be identified with violation notices sent to the homeowner.

8. NEXT MEETING

The Windermere Annual Meeting will be held on November 17, 2025, at 7:00 P.M., via Zoom Virtual Meeting.

The board meeting adjourned at 8:38 PM

These minutes were submitted to the Board of Directors.

Robert Ware, Secretary
October 20, 2025