WINDERMERE HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING MINUTES

Date: October 19, 2026
Location: Virtual Meeting

1. CALL TO ORDER

President Don Wyatt called the meeting to order at 7:00 PM.

2. ROLL CALL / QUORUM ESTABLISHED

Directors Present:

- Don Wyatt, President
- Beverly Jackson, Vice President and Treasurer
- Valdis Kremers, Secretary

Also Present:

- Bridget White, Community Manager, AMI
- Homeowners and Neighborhood Committee representatives (28 attendees)

A quorum was established with three Board members present.

3. APPROVAL OF PRIOR MEETING MINUTES

The September 2026 meeting minutes were previously approved and published on the HOA website.

4. TREASURER'S REPORT / FINANCIAL MATTERS

Beverly Jackson reported that September financials were sent to the Board with no questions raised. The 2027 budget is complete and will be published, along with an abbreviated comparison of the 2026 and 2027 budgets for homeowners.

5. PUBLIC FORUM

Architectural Change Request, Ben Neely, Heritage Green

Ben Neely questioned the handling of architectural request #873 for raised garden beds that became visible after a dead weeping willow tree was removed and damaged his fence. He presented a neighborhood survey supporting the beds remaining in place. The Board explained that the request was denied because of visibility concerns at the neighborhood entrance and noted that the beds had not received proper approval. Don Wyatt agreed to review the matter and follow up with Mr. Neely.

Electric Bike Safety Concerns

Rick Ziraldo reported electric bikes damaging playground mulch and creating hazards on sidewalks and around the pond. Tina Lopez described being harassed and followed by three riders and reported that police responded to her call.

Bridget White explained that the HOA could prohibit electric bikes in common areas through rule changes and signage, but enforcement would require police involvement. Residents were encouraged to document violations when safe and contact Fishers Police Department.

6. NEIGHBORHOOD COMMITTEE UPDATES

Beverly Jackson reported that neighborhood committees are developing possible rental restrictions and CCR amendments, led by Pam Vaal and Greg Meyer. Historical information from March 2026 meetings is being sought to address legal questions.

A monthly newsletter system has been established to improve communication. Committees may submit neighborhood-specific updates and were encouraged to maintain their own communication lists.

Board nomination forms are due to AMI by November 1, 2026. Neighborhood committee voting members will review candidates before the November 16 annual meeting.

7. COMMITTEE REPORTS

Pool Committee

The pool is closed for the season. The gas company is relocating the pool heater meter at a cost of $900, which will be included in the heater replacement cost from reserves. Final connection and testing will follow completion of the relocation. Don Wyatt will contact residents interested in joining the pool committee.

Architectural Review Committee

Two new architectural applications were received. Activity typically slows during fall and winter.

Website Committee

Don Wyatt and Valdis Kremers will address a security update from the membership software vendor.

8. CCR / BYLAW AMENDMENT PROCESS

The draft fine policy was sent to attorney Jacob Huber for review, with a target effective date of December 1, 2026. The policy will include the fine structure and grievance hearing process required under Indiana law. Neighborhood committees continue working on rental restriction language and removing outdated developer language from the CCRs.

9. TREE AND LANDSCAPING

Tracey Meister and Pam Vaal received Don Wyatt's winter 2026 tree removal map. Their lists of dead and red-tagged trees and shrubs will be combined to obtain bids for late fall removals. Don Wyatt noted that completing removals in bulk is more cost-effective. Tree stumps, including those at the Heritage Green entrance, will be included in the scope.

Don Wyatt and Tracey Meister will coordinate training on updating the GPS map. The Board will address tree replacement criteria at a future meeting.

Property boundaries and easements were clarified using the Hamilton County GIS viewer. Homeowners remain responsible for property maintenance within their legal lot lines, even where landscape easements exist.

Bridget White will send the landscaping RFP to additional companies recommended by Pam Vaal and Tracey Meister.

10. POND MAINTENANCE

Riprap Installation

Encore began riprap installation at the park pond and two Glenn Abbey ponds during the week of October 19. The work includes geofabric and rock placement to stabilize pond banks and must be completed by the end of October to meet City of Fishers grant requirements.

The HOA received approval for approximately $12,000 in stormwater grant funding, reimbursable upon completion. Don Wyatt will follow up with the contractor regarding concerns that the Glenn Abbey pond installations may not meet specifications.

Don Wyatt approved an $820 invoice from Kit Kirby Aquatic Cleaning for pond cleaning. He will also arrange to publish the existing Google Map identifying all ponds on the HOA website. ASAP Aquatics uses the map for spot treatments targeting algae, cattails, and primrose, but not mosquitoes.

Erosion, Muskrats, and Vandalism

Mark Groff reported muskrat activity and erosion near 10440 Woods Edge Drive. Rick Ziraldo also reported muskrats at the park pond. Residents should report specific locations to Bridget White for trapping and follow-up repairs.

Attendees reported children throwing riprap rocks into ponds. Don Wyatt stated that vandalism should be reported to police. Mallorie Parrish Fishbaugh will prepare a newsletter article explaining the riprap project and the damage caused by throwing rocks. Bridget White will ask Autos about installing a sign prohibiting rock throwing at the park pond.

Pond K was cleaned recently. No other maintenance issues were reported.

11. IRRIGATION

Don Wyatt reported that three leaking backflow units were rebuilt, one water meter received new gaskets, and a nonfunctional irrigation timer was repaired.

Two broken water meters at the 106th Street entrance are preventing irrigation of new median plantings. The City of Fishers agreed to reimburse repair costs. Don Wyatt will obtain pricing to add irrigation to two additional median islands.

B&W Plumbing has been asked to inspect six water meter repair locations and provide a proposal. Mr. Bill's Plumbing previously quoted $3,300 per location, compared with approximately $1,800 per location previously paid to B&W. The Board will compare proposals before deciding.

Pam Vaal recommended Green Touch / GT Services for future consideration. Tracey Meister provided a referral to Mr. Bill's Plumbing, and Mallorie Parrish Fishbaugh's husband will contact additional plumbing specialists regarding the angle valve repairs.

Encore will provide additional watering for new plantings during the 18-month warranty period.

12. 106TH STREET ENTRANCE LANDSCAPING

The 106th Street entrance landscaping project is 100% complete. Encore will provide spot watering and stake newly planted trees at the 106th and 96th Street entrances.

Robert Rising questioned why irrigation was not included for the new median islands. Don Wyatt explained that the original design specified hardy, heat-tolerant plants and did not include irrigation for the additional islands. Meg Shanley noted that the HOA had paid for supplemental watering during an earlier entrance landscaping project.

13. MONUMENT WALLS

Of five vendors solicited, three attended the walkthrough, two withdrew, and one has not responded. Bridget White will contact the remaining vendors from the original list of seven.

The Board agreed to prioritize one or two monuments at a time, starting with the highest-priority areas in the engineering report. Bridget White will resend the report, and Mallorie Parrish Fishbaugh confirmed that the engineers remain available to advise on prioritization.

14. ANNUAL MEETING PLANNING

The annual meeting is scheduled for November 16, 2026, at 7:00 PM in the Ball State Room, with hybrid in-person and Zoom attendance. The room accommodates 60 people at no cost. Pam Vaal will confirm the reservation's end time.

The regular Board meeting is scheduled for November 5, 2026, at 7:00 PM.

Nomination forms were distributed to homeowners and will also be available on the HOA website. Forms must be received by Bridget White by November 1, 2026, and may be submitted by email, preferably as a PDF, or as a photograph of the completed form.

At least three Board positions need to be filled. Neighborhood committee voting members will serve as the nominating committee, with elections held at the annual meeting. Beverly Jackson will send Bridget White the updated list of voting committee members.

The Board clarified that annual meeting quorum is based on neighborhood committee voting members and that no proxy forms are required under the current system. Beverly Jackson and Bridget White will prepare the updated meeting notice and approved 2027 budget for distribution.

15. SIGNAGE

Two Windermere Boulevard sign blades were damaged by vandals. Don Wyatt and Bridget White will coordinate replacement blades through Autos. Painted sign scrolls stored at the pool building will be collected for installation.

16. NEXT MEETINGS

- **Board Meeting:** Thursday, November 5, 2026, at 7:00 PM (virtual)
- **Annual Meeting:** Monday, November 16, 2026, at 7:00 PM (Ball State Room, hybrid in-person and Zoom)

17. ADJOURNMENT

The public session was adjourned at approximately 8:00 PM. The Board continued in executive session.

Valdis Kremers, Secretary

October 19, 2026