

APPROVED
WINDERMERE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
September 29, 2025

Minutes of the Board of Directors Meeting of the Windermere Homeowners Association, Fishers, Indiana, held virtually via Zoom Virtual Meetings on September 29, 2025.

1. CALL TO ORDER

President Don Wyatt called the meeting to order at 6:58 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.

Ten homeowners participated in this month's public forum: Pat Carol, Jerome Chambers, Ashlee Hartgraves, Jolene Key, Sara Klingkeemer, Michelle Latos, Mike Shanley, Dan Wilhelm, Pat (no last name provided) and David (no last name provided).

4. APPROVAL OF THE MINUTES OF THE REGULAR MEETING OF AUGUST 18, 2025

The August 18, 2025 meeting minutes were reviewed. Motion made by Treasurer to approve the submitted minutes, seconded by President. Motion carried.

5. TREASURER'S REPORT

Treasurer presented 2025 financial information through August 31, 2025 with projected financial information through the end of the calendar year. The preliminary 2026 budget was made available to board members to facilitate discussion and approval during the October 2025 meeting. Board members are asked to review operating budget and consider 2026 capital/reserve expenditure requirements prior to October meeting.

Windermere 2024 tax returns are filed (extension with payment filed in April)-and placed in the tax file.

Architectural Review Committee:

Two architectural review applications have been received and are being processed.

Landscape Committee:

Twelve landscaping projects throughout the Windermere Community are in the various stages of completion.

Following discussion about Project 1 (Large Scale Tree Removal), motion was made by President for contract award to Holmes Complete Tree Care & Trash Removal for \$16,578. Motion seconded by Secretary. Motion approved unanimously. It was noted access to some areas through resident properties may be required. AMI Community Manager will communicate these requirements to property owners as work is scheduled (to start after December 1).

Following discussion about Project 2 (96th Street Berm), motion was made by Vice-President for contract award to Gaddie's Tree Service for \$10,475. Motion seconded by President. Motion approved unanimously. It was noted some additional requirements in this area have been identified since developing the RFP, which will likely expand project cost modestly vs. what has been quoted.

Following discussion about tree removal in common areas between Glenn Abbey and Crosswinds, behind Springston Court, and landscape easement at the NE corner of Windermere Blvd. and Mollenkopf Road, motion was made by Treasurer for contract award to Encore Landscape for tree removal and planting of four 6' spruce trees at \$7,400. Motion seconded by Member-at-Large. Motion approved unanimously.

Following discussion about Project 10 (Fishers Required Pruning for Cumberland Avenue and Woods Edge Drive), motion was made by President for contract award to Encore for \$600. Motion seconded by Member-at-Large. Motion approved unanimously.

Prior to the September 2025 Board meeting, board members discussed via email Project 11 (full landscaping replacement at 96th Street & Windermere Blvd. Entrance) and reviewed scope of work and contractor bids. Motion was made by President for contract award to Encore Landscape for \$23,660. Motion seconded by Vice-President. Motion approved unanimously.

Several additional projects are in-various stages of completion, scope definition, request for proposal, formal review of contractor bid package and contract award. Key areas of concern moving toward 2026 include:

- Rejuvenation pruning of overgrown shrubs along Windermere Boulevard and Mollenkopf Road.
- Additional tree removal/replacement in multiple common areas, particularly those between neighborhoods.
- Landscaping refresh of Windermere Blvd. & 106th Street entrance and islands.

Irrigation:

The degree of work completed by the irrigation contractor was discussed. There was conversation on replacing the contractor, as he is behind schedule and unresponsive. It was agreed that community manager would make a final attempt to obtain information on the system and needed repairs within the week.

Monument Wall Inspection & Repair:

A professional engineer has submitted a proposal to evaluate and make recommendations concerning the condition of the 39 monuments located throughout our community. Approval was withheld until addition information about the content of the written report is provided. Details will be provided to Board by email in coming week, for email vote to approve or decline proceeding.

Pool & Tennis Courts:

The issuance of a fob for pool member use, versus having a gatekeeper, was discussed. Concerns include whether a single pool member could provide access to non-members without guest passes. Pool access, security, and membership processes remain to be reviewed during winter months.

Streetlamp Post Damage:

A board member has offered to touch-up the streetlamp post at Woodlands Drive and Woodstone Court with peeling paint.

Windermere Park Parking Lot

Two coats of sealcoat followed by striping were applied on September 26-27, 2025.

Street Sign Replacements and Scrolls:

Invoice is in-process. Delivery of street sign blades, custom WHOA sign scrolls and installation by Otto Streetscape Solutions is expected in 6 to 8 weeks.

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 November 4th. \$4,400 would be required for legal fees, mailings and miscellaneous expenses. Motion was made by Treasurer to approve the requested \$4,400 from reserve funds. Motion seconded by Member-at-Large. Motion approved unanimously.

Pond Management

Following discussion about pond conditions and potential solutions to flow and sediment build-up, it was agreed AMI Community Manager will reach out to Hamilton County and City of Fishers for support in obtaining professional assessment of pond conditions and options to address deficiencies.

Concern about pond access throughout the community has been raised by several homeowners. The 2015 Eads Murray & Pugh advisory letter regarding pond access and trespassing risks will be posted on the HOA website and referenced in the next community-wide email update.

Streetlamp Maintenance

AMI to verify WHOA streetlamp operation during their community inspections.

Annual Meeting:

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

Nomination Committee:

A motion to establish a nominating committee to fill vacant position(s) as they become available was made by Vice-President. Seconded by Secretary. Motion approved unanimously. The nominating committee shall consist of the current board consisting of the President, the Vice-President, the Treasurer, the Secretary and Member-at-Large.

The deadline for submitting a completed application to serve on the Windermere Board is Friday, October 31, 2025 at midnight. Requests for nominations and nomination form will be included in October community communications.

Violations:

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

6. NEXT MEETING

The October 2025 monthly meeting will be held on October 20, 2025, at 7:00 P.M., via Zoom Virtual Meeting.

The board meeting adjourned at 9:06 PM

These minutes were submitted to the Board of Directors.

Robert Ware, Secretary
September 29, 2025