

WINDERMERE HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING MINUTES

The virtual meeting of the Windermere Homeowners Association Board of Directors was held on September 21, 2026.

1. CALL TO ORDER

President Don Wyatt called the meeting to order at 12:01 PM on September 21, 2026.

2. ROLL CALL / QUORUM ESTABLISHED

Directors Present:

- Don Wyatt, President
- Beverly Jackson, Vice President and Treasurer, attending remotely from Budapest, Hungary
- Valdis Kremers, Secretary

Also Present:

- Bridget White, Community Manager, Association Management, Inc. (AMI)
- Homeowners and Neighborhood Committee representatives

A quorum was established with three Board members present.

3. APPROVAL OF PRIOR MEETING MINUTES

The August meeting minutes were previously approved via email.

Executive session information is considered internal Board information and will not be included in the published meeting minutes.

4. TREASURER'S REPORT / FINANCIAL MATTERS

The Treasurer's report was deferred to executive session.

Beverly Jackson is working on the 2027 budget and is incorporating updated pricing from vendors, including Encore and the pool management company. Both contracts were confirmed to remain at current pricing for the upcoming year.

Don Wyatt and Valdis Kremers will meet with Bev Jackson for a budget workshop before October 10, 2026, to review the budget line by line to include in the October Board meeting package.

5. PUBLIC FORUM

Architectural Change Request, Ben Neely, Heritage Green

Ben Neely raised a concern regarding architectural change request #873, submitted in July 2026. Per the community covenants and bylaws, the committee has 21 days to render a decision and notify the homeowner.

Ben Neely reported that no formal decision was communicated within that timeframe, yet the request was later shown as denied on the HOA website without notification.

Don Wyatt committed to reviewing the request details and following up directly with Ben Neely after the meeting.

Neighborhood Committee Updates

Brent Meyer, voting member, noted that the neighborhood committees have been active and referenced emails from Tracy Meister and Pam Vaal containing questions submitted in advance of the Board meeting to improve meeting productivity.

Pam Vaal clarified that voting member meetings are currently focused on rental restrictions across the nine neighborhoods, while other committee meetings, such as landscaping, will be open to all committee members and residents. Meetings have been held in person at locations including the Fishers Center and Independence Village.

Randy Buhr confirmed that the Windermere Villas neighborhood committee meeting was properly noticed to all residents with at least four days' advance notice and was held as an open meeting.

Beverly Jackson noted that committees report to the Board, not to the neighborhood, and that committees serve in an advisory capacity. The Board makes all final decisions regarding budgets, vendors, and operations.

Independence Village

Tracy Meister reported positive interactions with Independence Village and noted their openness to community collaboration, including potential trunk-or-treat events, an upcoming Alzheimer's fundraiser on September 26, and sponsorship of the swim team.

Don Wyatt noted that Independence Village previously participated in a trunk-or-treat event in the park parking lot.

6. COMMITTEE REPORTS

Pool Committee

The pool is closed for the season.

The pool management company is in the process of installing the new pool heater. A gas meter relocation is required before the new heater can be fully operational, and a work order has been submitted to the gas company.

Once the gas meter is relocated, the pool management company will complete the final hookup and test the heater before the end of the season.

Architectural Review Committee

Approximately eight architectural applications are currently in process. No significant issues were reported.

Website Committee

No new activity was reported since the prior month.

7. CCR / BYLAW AMENDMENT PROCESS

The Board noted that documentation for the CCR fine process is being finalized. The fine process became legal July 1, 2026.

Further details were deferred to executive session.

8. TREE AND LANDSCAPING

Tracy Meister agreed to compile a list of dead trees and shrubs reported by homeowners for follow-up.

Bridget White reported that she also has a list of tree removal inquiries and requested that Tracy Meister and Pam Vaal provide their compiled information so that all items can be combined into one document.

The combined list will be used to solicit bids from contractors such as Gaddy's Homes and Big Boy for late fall tree removal, consistent with the approach taken in prior years.

Don Wyatt noted that the preferred approach is to compile as complete a list as possible rather than address removals piecemeal, as bulk removal provides greater value to the HOA.

A specific dead pine tree on Molenkov near the Crosswinds entrance was identified and confirmed to already be on the removal list.

Tree replacement decisions are made on a case-by-case basis, taking into account mature plant spacing.

Don Wyatt and Valdis Kremers will meet to mark tree locations on a Google Map for vendor bidding once the formal list is compiled.

Tree stumps in turf areas will be ground out, and additional existing stumps, including those at the Heritage Green entrance, will be added to the removal scope.

A question was raised regarding the criteria used for tree replacement decisions. The Board agreed to address this topic at a future meeting.

9. POND MAINTENANCE

General Pond Updates

Encore was awarded the pond riprap installation project for three ponds and began work during the week of September 21, 2026.

To avoid damage to the parking lot, riprap will be delivered truck by truck and staged on the north side of Windermere Boulevard near the park pond, with traffic cones in place. The riprap projects are expected to be completed within one to two weeks.

Kit Kirby Aquatic Cleaning has been performing occasional pond cleaning as needed. An \$820 invoice from Kit Kirby for pond cleaning was presented, and Don Wyatt agreed to approve the invoice.

Mallorie Parrish Fishbaugh requested that a pond map identifying all ponds by number or letter be made available on the HOA website. Don Wyatt confirmed that a Google Map identifying all ponds already exists and will be added to the HOA website alongside the existing plat maps.

The pond treatment contractor, ASAP Aquatics, uses letters corresponding to the pond map when responding to spot treatment requests. The pond treatment chemicals address algae, cattails, and primrose but do not treat mosquitoes.

Ironwood Pond

Don Wyatt noted that the Ironwood pond situation has not been resolved and that a face-to-face meeting with Mark Thompson of Ironwood is needed to discuss shared pond maintenance responsibilities.

This matter will be discussed further in executive session before outreach to Mark Thompson.

10. IRRIGATION

Don Wyatt provided an update on backflow repairs.

Three backflow units showing signs of leaking, not freeze damage, were rebuilt rather than replaced. One leaking water meter received new gaskets.

An irrigation timer that was non-functional was repaired with a new ribbon cable and has powered back up.

Two broken water meters at the 106th Street entrance, one on the east side and one on the west side, are preventing irrigation from being turned on for new plantings in the median islands. The City of Fishers has agreed to reimburse the cost of repairing the two meters.

Irrigation was installed around the monument walls and the first center island at the 106th Street entrance but was not included in the design for the two additional median islands. Don Wyatt will obtain a price for adding irrigation to those two islands.

Pam Vaal suggested Green Touch / GT Services as a potential irrigation vendor for future consideration.

Encore will handle additional watering needs for new plantings through the 18-month warranty period.

Regarding the angle valve repairs on the Citizens Energy side of the water meters, Bridget White and Don Wyatt are working to contact Plumber Dave at B&W, who has previously performed this work for the HOA.

Tracy Meister provided a referral for Mr. Bills in McCordsville as an additional plumber contact.

Mallorie Parrish Fishbaugh indicated that her husband, who works in commercial construction, would reach out to specialized plumbing contacts and report back.

11. 106TH STREET ENTRANCE LANDSCAPING

The 106th Street entrance landscaping project was reported as 100% complete.

Encore will perform spot watering as needed and has been asked to stake the newly planted trees at both the 106th Street and 96th Street entrances.

Robert Rising raised a concern about why irrigation was not included in the design for the new median islands given the investment made.

Don Wyatt noted that the design specification called for hardy, heat-tolerant plants and that irrigation for the additional islands was not contemplated at the time.

Meg Shanley noted that a similar situation occurred during the 96th Street and Woodlands entrance project, where the HOA paid Encore additional funds to water new plants until they were established.

12. MONUMENT WALLS

Bids were solicited from five vendors. Three vendors attended the walkthrough, and two subsequently withdrew. One vendor has not yet responded.

Bridget White will reach out to the two remaining vendors from the original list of seven.

The Board agreed to reduce the scope of the project to one or two monuments at a time, starting with the highest-priority areas identified in the engineering report prepared by Mallorie Parrish Fishbaugh's husband and another engineer.

Bridget White will resend the full evaluation report to the Board.

Mallorie Parrish Fishbaugh confirmed that her husband and the other engineer remain available to advise on financially prudent prioritization.

13. ANNUAL MEETING / NOMINATIONS

The annual meeting is confirmed for **November 16, 2026**. The November Board meeting will be held on **November 5, 2026**.

Nomination forms for open Board positions will be sent to all Windermere homeowners on September 21, 2026, along with an explanation of the new nomination process.

The nomination package will clarify that November 5 is the Board meeting and November 16 is the annual meeting. Forms will also be posted on the HOA website.

The deadline for nomination forms to be received by Bridget White is **November 1, 2026**. Forms must be received by that date and not merely postmarked.

Nominations may be submitted by email, preferably in PDF format, or by photograph of the completed form.

The Board noted that at least three Board positions need to be filled at the annual meeting.

Voting members of the neighborhood committees will serve as the nominating committee, with the final vote taking place at the November 16 annual meeting.

Beverly Jackson will send the updated list of voting committee members to Bridget White upon returning from vacation.

14. NEXT MEETINGS

- Board Meeting: October 19, 2026
- **Board Meeting:** November 5, 2026
- **Annual Meeting:** November 16, 2026
- **Budget Workshop:** To be scheduled before October 10, 2026, with Don Wyatt, Valdis Kremers, and Bev Jackson

15. ADJOURNMENT

The meeting was adjourned at 8:57pm.

Valdis Kremers, Secretary
September 21, 2026