

APPROVED
WINDERMERE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
February 17, 2025

Minutes of the Board of Directors Meeting of the Windermere Homeowners Association, Fishers, Indiana, held virtually via Zoom Virtual Meetings on February 17, 2025.

1. CALL TO ORDER

President Don Wyatt called the meeting to order at 7:03 P.M.

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)
Robert Ware, Secretary (term February 19, 2024 – January 1, 2026)

Officers Absent:

Beverly Jackson, Treasurer (term January 20, 2025 – January 1, 2026)
Brent Huber, Member at Large (term January 1, 2025 – January 1, 2027)

Also Present:

Dana Stout, Property Manager, Association Management, Inc. (AMI)

3. PUBLIC FORUM

No homeowners were present during the separate Zoom virtual meeting; the monthly WHOA meeting proceeded as planned.

4. APPROVAL OF THE MINUTES OF THE REGULAR MEETING OF JANUARY 20, 2024

The January 20, 2025 meeting minutes were reviewed. Motion made by President to approve the submitted minutes; seconded by Vice-President. Motion carried.

5. TREASURER'S REPORT

There will be two signatories for both the reserve and operating accounts with Merchants National Bank. All reserve expenditure(s) are to be paid from the operating account following transfer of funds from the reserve account to the operating account.

There are \$32,141.24 in outstanding assessments, representing 61 owners, or roughly 5.5% of homeowners. There were \$225 in late fees automatically waived due to a computer error. However, \$375 was actually paid by the last day, but it posted on the next business day. This feature is currently disabled.

6. COMMITTEE REPORTS

Architectural Review Committee:

There are seven (7) open architectural requests currently under review.

Landscape Committee:

Encore Landscaping submitted two proposals for board consideration. Proposal I requires additional review. Motion made by President to approve the Proposal II, seconded by Secretary. Motion carried.

Playground Committee:

Equipment delivery and installation continues to take place despite inclement weather, with completion no later than February 2025.

Events Committee:

The Windermere Events Committee will be conducting several community activities in 2025. The dates for the playground grand opening, and the spring and fall garage sales are to be determined.

Community-wide Inspection:

AMI will be conducting a community-wide inspection for compliance with our covenants that is expected to take place through mid-March 2025.

96th & Windermere Blvd Signage:

The person responsible for the damaged entryway signage has been identified, and has been requested to pay for damages. Since work continues to find a vendor that can provide replacement scrolls for the signage, the responsible party will be sent two invoices – one for the post and one for the signage.

Sports Courts:

Contractor Leslie Coatings has agreed to complete work on the tennis and pickleball courts at an additional cost of \$5,000. AMI / Dana Stout to send reminder notices to the contractor.

Collections:

Discussion concerning past due accounts took place.

CCR Compliance:

Discussion concerning CCR compliance took place.

2025 Committee Authorizations:

Discussion concerning the 2025 committee authorizations took place. Motion made by President to approve only the structure of the committee authorization, seconded by Secretary. Motion carried.

7. NEXT MEETING

The next monthly meeting is to be held on March 17, 2025, at 7:00 P.M., via Zoom Virtual Meetings.

The board meeting adjourned at 8:57 P.M.

These minutes were submitted to the Board of Directors.

Robert Ware, Secretary
February 17, 2025