

**APPROVED**  
**WINDERMERE HOMEOWNERS ASSOCIATION**  
**BOARD OF DIRECTORS MEETING**  
July 21, 2025

Minutes of the Board of Directors Meeting of the Windermere Homeowners Association, Fishers, Indiana, held virtually via Zoom Virtual Meetings on July 21, 2025.

**1. CALL TO ORDER**

President Don Wyatt called the meeting to order at 7:03 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)  
Brent Huber, Member at Large (term January 1, 2025 – January 1, 2027)

Also Present:

Bridget White, Community Manager, Association Management, Inc. (AMI)  
Dana Stout, Community Manager, Association Management, Inc. (AMI)  
Michael Foxworthy, President, Association Management, Inc. (AMI)  
Meg Shanley, Landscape Committee, Windermere Homeowner  
Erica Wise, Landscape Committee, Windermere Homeowner

Officer Absent:

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

**3. PUBLIC FORUM**

During a separate Zoom virtual meeting, two homeowners were in attendance. The homeowners expressed their concern about a neighboring property that was not being properly maintained (e.g. overgrown lawn, weeds, etc.). The process for addressing property owners who do not maintain their property was shared with them. The Windermere Landscaping Committee shared the latest Information concerning plans to maintain and update the landscaping throughout the community.

#### **4. APPROVAL OF THE MINUTES OF THE REGULAR MEETING OF JUNE 16, 2025**

The June 16, 2025 meeting minutes were reviewed, and three changes were proposed. Motion made by President to approve the submitted minutes, incorporating the proposed changes; seconded by Treasurer. Motion carried.

#### **5. TREASURER'S REPORT**

Monthly financial reports provided for Board review by AMI prior to meeting. Board approved attorney recommendation for lien against property with unpaid dues and expenses exceeding \$1000. Additional past due account collection activity was reviewed, along with potential legal action based on Windermere's approved DPR (delinquent policy resolution). 2026 budget process is commencing.

#### **6. COMMITTEE REPORTS**

*Architectural Review Committee:*

Pending architectural review applications were noted. Five are in process.

*Landscape Committee:*

The Landscape Committee presented a lengthy report of current community-wide landscaping activities (planting of annual, seasonal flowers, fertilizing, mulching, spring clean-up, and mowing).

The scope of the landscaping work for the 96<sup>th</sup> Street & Windermere Blvd. entrance was discussed. Two bids have been provided, will be reconfirmed. Third proposal (at minimum) quotation, by August 8 if possible. To be reviewed/voted by email before next meeting if possible. At next meeting latest so contract can be confirmed for September/October completion.

(Action Item #022: Provide scope of work to Landscaping Committee; Assignee: AMI/Dana Stout; Date Assigned: June 16, 2025; Due Date: July 21, 2025; Status: Closed).

Agreed to request updated proposals for 106<sup>th</sup> and Windermere Boulevard landscaping renovation, expanding scope to islands extending south through Windermere Boulevard, including use of stone (and perhaps mulch) in place of turf that is not thriving due to heavy shade.

At Windermere Blvd. and Fairwoods entrance (transition between Crosswinds and Windermere Pointe), Board approved Encore proposal to revamp landscaping for a sum of \$3675 (moved by Estel, second by Wyatt). Wyatt to sign and send to AMI. Also requested quotation to upgrade wall lighting to LED.

(Action Item #023: Determine priority, timeframe, irrigation availability; Assignee: Windermere HOA Board; Date Assigned: June 16, 2025; Due Date: July 21, 2025; Status: Open).

Agreed to \$400 contract with Encore for turf repair/grass planting where trees have been removed on Windermere Boulevard near Treyburn Drive.

Sod repair in Windermere Park, east of tennis courts near Independence Village parking lot will be pursued by AMI through nursing home management.

*Landscaping / Inventory and Removal of Dead Trees:*

Removal of dead trees throughout Windermere was discussed. Two packages are out for quotation: 96<sup>th</sup> Street berm west of Windermere Boulevard, and multiple tree removal package sent to 5 contractors. Goal is to let contracts ASAP, not later than August meeting.

(Action Item #025: Merge lists of dead trees and prepare bid package; Assignee: AMI/Dana Stout; Date Assigned: June 16, 2025; Due Date: July 21, 2025; Status: Open).

*Events Committee:*

Nominees for Events Committee Chairman are currently being accepted. Proposal for back to school event is approved, oriented for Windermere residents.

*CCR/Bylaw Review Committee:*

Scheduled to meet again August 12, 2025

## **7. UNFINISHED BUSINESS**

*Insurance:*

Action Item #008 remains open to request a refund for the previous insurance policy. AMI to pursue via Cincinnati Insurance and respective agents.

*Committee Members and Structure:*

Following a resignation, the Events Committee does not have a chairperson.

*Sports Courts:*

Action Item #012 remains open. Resurfacing in process, to be completed shortly.

*Playground Parking Lot Sealcoating:*

Howard Company was awarded a contract to sealcoat the playground parking lot, with work to be performed after Labor Day.

*Violations:*

Contact the property owner concerning the dumpster placed in their driveway for an extended period. RESULT: DUMPSTER REMOVED.

(Action Item #024: Contact property owner; Assignee: AMI/Dana Stout; Date Assigned: June 16, 2025; Due Date: July 21, 2025; Status: Closed).

Legal action for homeowner refusal to abide by court order approved by board, seeking contempt of court action.

Additional review of covenant compliance issues will be conducted separately with AMI during next week's meeting. Ms. White is working to assure enforcement process is standardized and consistently documented. Existing open violations to be reviewed in coming weeks, and next steps to be followed (closure, additional follow-up. etc.).

*Playground:*

Final payment to AAA State of Play has been authorized. Documentation to support a warranty claim to be sent to AAA State of Play.

*Ironwood Golf Course Pond Treatment:*

A Zoom meeting between Ironwood Golf Course, Association Management, and Windermere HOA President is to be scheduled and conducted. 2024 invoices from Ironwood were not presented to WHOA, 2025 invoices for pond care to be pursued with Ironwood.

(Action Item #017: Arrange Zoom meeting with Ironwood Golf Course; Assignee: AMI/Dana Stout; Date Assigned: May 19, 2025; Due Date: June 16, 2025; Status: Open).

*Windermere Pool Operation:*

The pool's water heater has been unable to maintain the pool temperature, and technicians are working to diagnose and address the issue. The pool has been losing water at the rate of 1" pool surface per day. Again, technicians are working to diagnose the source of the leak and to address the issue.

(Action Item #018: Provide status update to board members; Assignee: Don Wyatt; Date Assigned: May 19, 2025; Due Date: June 16, 2025; Status: Open).

*Monument Wall Inspection and Repair: To be reviewed in more detail during meeting with B, Don, Greg in coming week.*

*Windermere Patrol Officer:*

New patrol officer is confirmed and started work in the past week.

(Action Item #019: Provide a new off-duty Fishers police officer for Windermere patrol duties; Assignee: AMI/Dana Stout; Date Assigned: May 19, 2025; Due Date: June 16, 2025; Status: Closed).

*Irrigation Contractor:*

The status of the current irrigation contract was discussed. Association Management, Inc. to request bids from additional contractors, and clarify system status from current contractor. Basic system details including location of water and electrical meters, to be provided to potential new contractors, with goal of quotations to review and consider for 2026.

(Action Item #020: Contact existing irrigation contractor and request proposal; Assignee: AMI/Dana Stout; Date Assigned: May 19, 2025; Due Date: June 16, 2025; Status: Open)

## **8. NEW BUSINESS**

### *Communications:*

(Action Item #026: Draft and distribute community newsletter highlighting property owner responsibility and upcoming events; Assignee: Greg; Date Assigned: June 16, 2025; Due Date July 21, 2025; Status: Closed).

### *Geese and Muskrat Control:*

The geese population within Windermere appear to be under control. The muskrat population within Windermere needs additional attention.

(Action Item #027: Contact animal (muskrat) control; Assignee: AMI/Dana Stout; Date Assigned: June 16, 2025; Due Date: July 21, 2025; Status: Open).

### *Fence Appearing to Extend into HOA Common Area*

AMI to seek additional clarification on property lines from homeowner. Did they have a survey completed when purchasing the property? Review next meeting.

*Rejuvenation pruning, Encore proposal.* AMI to confirm areas covered based on map provided. Anticipated to be a project for this fall.

*Heritage Green eyebrow mowing* – Encore will address.

*Arborist/Tree Services:* AMI requested to offer suggestions for arborist/tree service to support WHOA grounds, separating tree care from current landscaping contract.

*Pool and Membership Management:* Need to review membership processing system, pool passes, and managing the pool manager. For future consideration, keep as an open item to be addressed.

*SF Industries, Street sign/poles:* SF Industries to perform warranty repair work on Woodlands Drive. Board asked to advise of any other concerns with paint condition. Street signs (stop signs, etc.,) conditions to be reviewed, will need to develop replacement list and estimated costs.

*Pocket Park in Windermere Villas next to Golf Course:* Disposal/transfer of property does not appear feasible. Best to address through landscaping/rejuvenation

## **9. NEXT MEETING**

The next monthly meeting is to be held on August 18, 2025, at 7:00 P.M., via Zoom Virtual Meetings. The September 2025 monthly meeting, scheduled for September 15, 2025 will be held on September 22, 2025 at 7:00 P.M., via Zoom Virtual Meeting.

The board meeting adjourned at 9:19 PM

These minutes were submitted to the Board of Directors.

Robert Ware, Secretary  
July 29, 2025