

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

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

1. CALL TO ORDER

President Don Wyatt called the meeting to order at 7:05 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)
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

One homeowner, who was present during the separate Zoom virtual meeting, expressed deep gratitude for the completion of the new playground and shared that her family is looking forward to using both the new playground their pool membership this summer. (Pool memberships will be available for purchase starting April 1, 2025.)

4. APPROVAL OF THE MINUTES OF THE REGULAR MEETING OF FEBRUARY 17, 2025

The February 17, 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 are \$19,586.24 in outstanding assessments, representing 33 owners that owe more than late fees, roughly 3% of owners.

The 2024 Annual Financial Report is to be reviewed in draft form during the April 2025 board meeting, with the objective of having a board approved document uploaded to the Windermere HOA website by April 30, 2025. (Action Item: Prepare 2024 Annual Financial Report, Assignee: Bev Jackson)

6. COMMITTEE REPORTS

Architectural Review Committee:

There are five (5) open architectural requests currently under review.

Liz Carroll, Jason Luebke, Patrick Moore, Mitch Schenck, and Jim Wilson have volunteered to serve on the Architectural Review Committee (term, January 1, 2025 – December 31, 2025). Motion made by President to accept their offer to serve; seconded by Member-at-Large Huber. Motion carried.

(Action Item: Identify Architectural Review Committee Chair, Assignee: Don Wyatt, Due Date: April 30, 2025. Action Item: Obtain written agreement to Windermere HOA Ethics Statement from all ARC members, Assignee: Dana Stout, Due Date: April 30, 2025.)

Landscape Committee:

The landscape committee and the board worked together to refine the Encore landscape agreement to better serve the community and provide for a more beautiful Windermere community all season long. Refinements included clarifying clean up time and making sure the edging starts timelier.

The committee continues to work on entrance modification for the different neighborhoods within Windermere along with the long overdue pool landscaping.

Playground Committee:

Playground equipment delivery and installation has been completed despite inclement weather.

President to contact playground contractor (AAA State of Play) to discuss required action for any remaining open issues (parking lot damage, landscape damage, and soil on asphalt) that may result in withholding part of the final payment.

Events Committee:

The Windermere Events Committee will be conducting several community activities in 2025.

The Playground Grand Opening will be Saturday April 12, 2025 from Noon to 2 P.M., the Spring Garage Sale will be May 16-17, and the Fall Garage Sales will be 5-6 September 2025. Motion made by President to provide the Events Committee with a \$500 gift card for reimbursement of prizes to be awarded at the Playground Grand Opening; seconded by Secretary. Motion carried.

Pool Membership:

2025 Pool Membership fees were discussed and approved. Discounted pool memberships are available to Windermere homeowners that purchase on or before May 1, 2025. The pool canopy agreement was executed.

Insurance:

Member-at-Large Huber presented detailed information about insurance coverage. Motion made by President to approve the proposed insurance plan; seconded by Treasurer. Motion carried.

Community-wide Inspection:

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

Street signage throughout Windermere is not in compliance with the federal standards that require black lettering on a white background that is reflective. The start date, project milestones and cost estimate would need to be identified and presented to the board for discussion and action. (Action Item: Create a database of required street signage, Assignee: Don Wyatt, Due Date: March 31, 2025.)

Windermere Monument Work:

The bid package for Windermere monument work has been distributed to several contractors.

Sports Courts:

Contractor (Leslie Coatings) has agreed to complete work on the tennis and pickleball courts at an additional cost of \$5,000 with the work to be completed by Memorial Day 2025.

Collections:

Discussion concerning past due accounts took place.

CCR Compliance:

Discussion concerning CCR compliance took place.

2025 Committee Authorizations:

Last month, discussion concerning the 2025 committee authorizations took place. Motion was made by President to approve only the structure of the committee authorization, seconded by Secretary. Motion carried. There are several open positions in several committees for Windermere homeowners to volunteer and serve their community.

Common Area Adjacent to Golf Course:

There was insufficient time in the March 2025 meeting to discuss this topic. This topic will be placed on the April 2025 agenda.

Windermere HOA Action Items:

There may have been insufficient time in the closing moments of the March 2025 meeting to identify and list all new and open action items. A ten minute time slot to identify and list all new and open action items is to be included at the conclusion of the April 2025. Adjustment in the allocated time shall be made to accommodate this task. (Action Item: Action Item Time Slot, Assignee: Dana Stout, Due Date: April 21, 2025.)

7. NEXT MEETING

The next monthly meeting is to be held on April 21, 2025, at 7:00 P.M., via Zoom Virtual Meetings.

The board meeting adjourned at 9:08 P.M.

These minutes were submitted to the Board of Directors.

Robert Ware, Secretary
March 17, 2025