

**APPROVED**  
**WINDERMERE HOMEOWNERS ASSOCIATION**  
**BOARD OF DIRECTORS MEETING**  
May 19, 2025

Minutes of the Board of Directors Meeting of the Windermere Homeowners Association, Fishers, Indiana, held virtually via Zoom Virtual Meetings on May 19, 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)  
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)  
Meg Shanley, Landscape Committee, Windermere Homeowner

**3. PUBLIC FORUM**

Except for Windermere HOA board members, and the Landscape Committee chair, there were no homeowners present at tonight's meeting.

**4. APPROVAL OF THE MINUTES OF THE REGULAR MEETING OF MAY 19, 2025**

The April 21, 2025 meeting minutes were reviewed. Motion made by President to approve the submitted minutes; seconded by Secretary. Motion carried.

**5. TREASURER'S REPORT**

Total outstanding assessments total \$9,571.75, representing 13 properties.

## **6. COMMITTEE REPORTS**

### *Architectural Review Committee:*

There are 10 open architectural requests currently under review by the architectural review committee (ARC).

### *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). Numerous action items have been created. Per amended agreement, Encore is required to notify the landscape committee in advance of work being done.

Landscape work at the Windermere pool house, with the exception of annual plants which are to be planted next week, has been completed.

A Springston Court homeowner has expressed concern about the common area behind his home. He has reported dead shrubs, overgrown honeysuckle and mulberry bushes and is asking for attention to this area.

Landscape committee asks that homeowner complaints regarding turf and landscape be accompanied by photos and specific location for adequate and timely follow up.

### *Events Committee:*

The Easter Egg Hunt/Playground Opening was a big success! The "Guess the Beans in the Jar" contest had 127 entries. Windermere children searched for 500 plastic eggs filled with candy and treats and 50 golden eggs that could be redeemed for a prize. Windermere residents shared their appreciation with very positive comments about both the new playground and this event.

After selecting Windermere for two previous events, the Fishers Fire Department has chosen other neighborhoods this year for their cul-de-sac drills.

The water safety class for Windermere is scheduled to take place on Tuesday, June 17, at 2:00 P.M.

A summer event for the kids is in the planning stage.

## **7. UNFINISHED BUSINESS**

### *Insurance:*

Action Item #008 remains open to request a refund for the previous insurance policy.

### *Committee Members and Structure:*

No updated information was provided.

### *Sports Courts:*

Action Item #012 remains open. Scheduling of the resurfacing may be delayed allowing The Windermere Dolphins Swim Team to continue use of the sports courts for warm-up calisthenics.

### *96<sup>th</sup> & Windermere Boulevard Signage:*

Reimbursement for the damaged entryway signage has been received from the responsible party.

### *Pool Membership:*

The 2025 Windermere pool opening is expected to take place May 24, 2025. 174 of the 200 available memberships have been sold.

### *Violations:*

Lengthy discussion about the status of open violations took place. In accordance with established policy, homeowners with open violations are not permitted to purchase annual pool memberships until the violation is corrected.

### *Playground:*

Discussion concerning the final payment to AAA State of Play took place. The Board authorized the President to present an offer for final payment to AAA State of Play.

### *Playground Parking Lot Sealcoating:*

Howard Company was awarded a contract to sealcoat the playground parking lot, with work to be performed Fall 2025.

### *Ironwood Golf Course Pond Treatment:*

Lengthy discussion took place concerning pond treatment that is the joint responsibility of Ironwood Golf Course and Windermere. A Zoom meeting between Ironwood Golf Course, Association Management, and Windermere HOA President is to be scheduled and conducted. (Action Item #017: Arrange Zoom meeting with Ironwood Golf Course; Assignee: Dana Stout; Date Assigned: May 19, 2025; Due Date: June 16, 2025; Status: Open).

## **8. NEW BUSINESS**

### *Windermere Pool Operation:*

President shared two recently discovered issues with the Windermere pool. The pool's water heater was not functional upon pool opening this earlier month 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).

### *Windermere Patrol Officer:*

Motion made by President to discontinue the services of the existing Windermere patrol officer and replace him with another off-duty Fishers police officer; seconded by Vice-President. Motion carried.

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

### *Landscaping / Inventory and Removal of Dead Trees:*

Discussion was briefly held to determine the best method for creating and maintaining an inventory of dead trees and the project timeline for their removal and replacement. No action assigned.

### *Irrigation Contractor:*

The status of the current irrigation contract was discussed. Association Management, Inc. to request an updated proposal, if necessary, for Board review.

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

## **9. NEXT MEETING**

The next monthly meeting is to be held on June 16, 2025, at 7:00 P.M., via Zoom Virtual Meetings.

The board meeting adjourned at 8:56 P.M.

These minutes were submitted to the Board of Directors.

Robert Ware, Secretary  
May 19, 2025