

MINUTES
ANNUAL HOMEOWNER MEETING - February 14, 2010

Trustees present: Gerald Cox, Ron O'Rear & Debby Heinz

We welcomed and greeted everyone.

2009 Year Review (things accomplished)

- Created and maintained various Treasurer's Reports
- Established our website
- Held a Special Meeting regarding fines and a legal fund
- Acquired insurance coverage
- Attended bankruptcy hearing on Lot 29 foreclosure
- Saved approximately \$400 on mulch purchase and application
- Weeded landscaped areas ourselves at least twice
- Made sure that the 3 remaining lots were kept mowed
- Repaired stone entrance signs ourselves
- Sprinkler head adjustment
- Abbey Lane Entrance Lighting Repair
- Investigated and sent numerous emails to homeowners regarding:
 - Open Burning
 - Property Management Company costs
 - No Soliciting Signs
 - Easement regulations
 - Greene County yard waste site locations and operating hours
 - Various other notices of interest and concern
- Annual picnic
- My Lawn & Landscape, \$30 Fee Reduction for sprinkler system startup and shutdown

2010 Budget - We discussed this. We started last year with \$590 and ended with \$642.97. For this 2010 budget year, we project a year ending balance of \$929.47, but this has since changed due to unexpected expenses. We based the budget on the actual costs that we incurred last year without escalating for inflation. We are currently having our accounting records audited to ensure that our records are accurate and that our funds have been spent properly. This is expected to cost approximately \$250. It may be determined that an audit is only needed every other year.

Question asked: Is an audit necessary? Ans: Yes, the trustees felt that it is necessary for the reasons stated above, as well as to ensure that there is no impropriety on the part of the trustees.

Question asked: Did all homeowners pay the 2009 fee? Ans: No. One homeowner did not. That homeowner has a lien on his property.

2010 Homeowner Fee - 75% of the homeowners have paid this year's fee so far.

Committees - A motion was made and seconded to establish a Landscape Committee if there are enough homeowners interested in serving on it. The trustees will need to determine the duties of this committee before volunteers are solicited.

We also discussed forming an Information Distribution Committee, but the homeowners felt that Information was being distributed in a timely manner via email and the website so such a committee was not needed.

Website - Rick Courtney is our webmaster. The purpose of the website is to provide information to the homeowners from the trustees. This website, like other websites, is accessible not only by Windemere homeowners, but by anyone else. Therefore, we need to use care in what information is made available on our website. This is a reason why our website is not an interactive website.

Next Annual Homeowners Meeting - We discussed the idea put forth by Joyce Crague to hold our annual meeting in the summer in someone's backyard (Joyce volunteered her backyard). It was decided to continue holding the meeting in Jan/Feb, on a Sunday, between 2-4 p.m. as this seems to be the time that the most homeowners can attend. The consensus is that too many people are away on vacation and that holding the meeting outside would be a problem if it rained. Plus, holding the meeting as close as possible to the start of the budget year which is Jan. 1st, allows us to address questions concerning the proposed budget and homeowner fees in a more timely manner.

Question & Answers –

Ques: Wayne Klein asked if he needed permission from the trustees to repair the crumbling of his Driveway curb. Ans: No. Start with the township.

Ques: If a certain number of homeowners band together, could they get a reduction in the cost they pay to startup and shutdown their own sprinkler systems?

Ans: Perhaps. Wayne Klein and Ron Eldridge will check with the plumbing services they use to see if a group discount would be given, then advise us for those homeowners who might be interested.

Ques: Should we put a due date on the annual fee letters that are sent to homeowners?

Ans: Generally, we receive most of the fees within 60 days, with the exception of a few. So, it doesn't seem necessary.

Trustee Election - We clarified that the election was for the election of a trustee, not the position of President. The determination of which trustee fulfills the office of president, treasurer and Secretary is decided among the trustees. It was also clarified that the election was not for a "new" person to serve as trustee, but for the election of a trustee. The results of the election:

Gerald Cox . . . 18 votes
Ron Simmons . 11 votes

Adjourn