

Windemere Homeowners Association
Trustee Meeting Minutes from December 21, 2010

Present: Gerald Cox, Ron O'Rear and Debby Heinz

Minutes from the November 17th Trustee Meeting were approved.

Treasurer Report As of December 7th, we have a balance of \$1,090.80 in our checking acct.

Budget vs Actual Report . . . We found a \$10 error. If expenditures continue as expected, we will have a balance at calendar year end of \$1,027.80.

2011 Budget Our 2011 budget will remain very much the same as this year's budget, but we allowed for a 3% increase in the cost of water, electricity and lawn care. Even with these increases, it is our unanimous opinion that the homeowner fee for 2011 can remain at \$90. Ron will provide a few copies of the 2011 proposed budget at the Annual HOA Meeting.

Plan Review Committee There are no pending or new issues.

Annual HOA Meeting This meeting is scheduled for Sunday, January 30th, from 2:00 to 4:00 p.m. at Trinity Community of Beavercreek, 3218 Indian Ripple Rd., 2nd floor meeting room (same as last year). Debby will prepare a meeting agenda, and the Fee Letters.

Lot #29 Debby will ensure that the new owner has a copy of the covenants and By-laws.

Next trustee meeting Because we are having our Annual HOA Meeting on January 30th, we will not have a trustee meeting. We will communicate with each other by email.

Adjourned