

Windemere Homeowners Association
Annual Meeting Minutes, January 30, 2011

Time: 2:00 p.m.
Place: Trinity Community of Beaver Creek
Present: Gerald Cox, Trustee President
Ron O'Rear, Trustee Treasurer
Debby Heinz, Trustee Secretary

Prior to the start of the meeting, all homeowners attending the meeting initialed the Attendance Sheet to record their presence at the meeting.

Gerald welcomed everyone and thanked them for attending. He also mentioned that copies of the Agenda, Year in Review, and the 2011 Budget Report were available if they wanted a copy. Gerald did not go over the Year in Review activities since the attendees had a copy that they could read.

Treasurer Report . . . Ron stated that we increased our reserves from 2010 by \$445 even with the unexpected cost of repair of the Abbey Lane entrance lighting in part due to the collection of past due annual homeowners fees. For 2011 we have a balance of \$1,091 in our checking account to start the year

Budget for 2011 . . . Ron stated that we based the 2011 budget on the actual costs from 2010 and budgeted for increases in the cost of electricity and water this year as well as increases in fuel cost. If actual costs in 2011 match our budgeted cost then the reserve should increase to \$1,427 by the end of the year. . The trustees looked at the amount of reserves and agreed to keep those reserves of \$1,090 in case there is some major repair required and to avoid the need for an additional assessment of fees for unforeseen problems. Therefore, the Trustees unanimously agreed to keep the annual homeowner fee at \$90 for 2011 .

The attendees complemented the Trustees for collecting the past due homeowner fees. Gerald thanked Ron and Debby for their efforts and persistence to collect all of the back fees owed to the homeowners association. Debby added that the Trustees were also able to collect the associated cost in collecting the back fees. Debby stated that if we had not collected the back

homeowner fees and the expenses associated with them of \$351.82, plus avoided the labor cost of \$375 to spread the mulch and \$140 to trim the shrubs; and reduced our water usage by turning off the irrigation systems when not needed to save \$219, that we would ONLY have a balance of \$6 to start 2011. Ron added that this is why the reserves are so important since we may not be able to realize this sort of savings in the future.

Questions, Answers & Comments . . .

Ron commended Rick Courtney for establishing and maintaining the homeowners web site. It is convenient for the Trustees to be able to send Rick copies of the Trustee Meeting Minutes and Treasurers Reports and Rick has diligently posted these items on the web site for the homeowners to view. Gerald added that Rick is maintaining the web site at no cost to the homeowners association.

Q: Rick Courtney asked if everything was settling down with the development now that all the lots have been sold and the landscaping issues have been resolved.

A: Gerald stated that there were very few issues raised by homeowners this year. Gerald added that the only issue on homeowner's radar was the concern over the setback requirements for the inner lots. Gerald expects this issue to continue but that the Trustees would work through this issue as they have on other issues in the past. This issue was clarified in a letter that was provided to all homeowners via email or hand delivered to them. Gerald indicated that other than this one issue that there have been no other issues raised to the Trustees this year - it has been a very quiet year.

Q: Rick Courtney asked if there is any interest in lot #59, the only remaining unsold lot.

A: K-Ann Harry stated that yes, there is a party very interested in the lot, but nothing has been finalized yet so no further comment can be made at this time.

Q: A homeowner asked if there were any security issues in the neighborhood such as breaking into cars or other security concerns.

A: Gerald indicated that the last security issue that he was aware of occurred a years ago with a garage or car broken into. That was the last time a security issue was brought to the attention of the Trustees and discussed via email with the homeowners. One of the homeowners added that they have seen the sheriff patrolling the neighborhood regularly. A homeowner added that they were very pleased with the way the Township had maintained the streets in Windemere, keeping the streets clear of snow and ice.

Q: Donna Cox asked if there is any news regarding changing our mailing address from Xenia to Beavercreek.

A: No. The Trustees were only aware of the discussion and desire to change the mailing address but were unaware of any outcome. Windemere homeowners as well as homeowners on Sheppard Road did sign a petition to change the mailing address but no one knows what happened with the petition. Gerald asked if there were someone or an office that the Trustees could contact to determine the status of the petition. Ron suggested calling the Beavercreek Trustees to determine the status. Ron added that two years ago there were discussions at the Beavercreek Trustee Meetings about expansion of the Greene County Airport but so far not much has happened at the airport.

Q: One homeowner asked if any of the Trustees attended the Beavercreek Trustee Meeting last week since they had missed the meeting and did not know what happened at the meeting.

A: No, none of the Trustees attended that meeting.

Gerald added that the only other issue that anyone had asked about in the last six months concerned the feasibility of having trash picked up on the same day by both Rumpke and Waste Management. Gerald said it was worthwhile to look into consolidating the pickup but that our neighborhood doesn't have enough economic base to justify the consolidation. Gerald will call the two waste management companies and discuss the issue with them.

Q: Paul Weaver asked if there is any news regarding the possible development of the two stub streets, Hampton Place and Wordsworth Lane.

A: Gerald indicated that when the downturn in the economy started all conversations on expanding the development stopped. K-Ann Harry stated that the adjacent property at both streets is owned by Rob Arnold, Sr. and there are no plans for the start of development that we know of at this time.

Trustee Election . . . Debby provided proxy information to the homeowners so that they could vote for a nominated Trustee candidate even if they could not attend the Annual Homeowners Meeting. Debby explained that the Association Bylaws required a quorum of 20% of the homeowners, or 20 of the 76 homeowners, before a vote would be valid and that there were not enough homeowners at the meeting today to make up the required quorum. However, with the proxy votes that have been submitted, the required quorum has been achieved to make the election valid.

Ron O’Rear, the incumbent, was the only person nominated. He was nominated by Gerald Cox and Debby Heinz.

A total of 28 ballots were cast.

19 proxy votes FOR
9 votes at the meeting FOR
0 votes AGAINST

Gerald congratulated Ron on being unanimously reelected as a Trustee.

Adjournment Gerald Cox made a motion to adjourn the meeting, and Paul Weaver seconded the motion.

The 2011 Annual Windemere Homeowners Association meeting was adjourned at 2:30 p.m.