

Windemere Homeowners Association
Trustee Meeting Minutes, March 7, 2011

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

Minutes from the December 21, 2010, Trustee Meeting were approved.

Minutes from the January 30, 2011, Annual Homeowners Meeting were approved.

Treasurer Report As of March 7th, we have a balance of \$7,068.04 in our checking acct.

Budget vs Actual Report . . . We are running close to budget. Our DP&L (electricity) bill is a little higher than budgeted due to an increase in cost per kilowatt hour. With DP&L, we have now met the “good credit requirement” and no longer need to rely on Ron’s credit worthiness to comply with the requirement.

2011 Homeowner Fees Three homeowners still need to pay the annual fee. Final Notices will be sent.

2010 Income Tax Return . . . As is required in our By-laws, an independent audit must be conducted annually. Ron will contact Shannon & Co, CPA. Since they performed our audit last year, Ron will ask if they will give us a discount for bringing our business to them again.

Insurance Renewal We will renew our HOA insurance policy (Erie Insurance) through Sanderson Insurance, Inc. beginning April 1st unless the premium increases substantially.

Plan Review Committee There are no pending or new issues.

Landscape/lawn care We will solicit two quotes in addition to a quote from our current contractor for the lawn care.

Lighting Gerald will change a couple of burned out bulbs.

Irrigation System Ron will check the timers to make sure that they are working properly, and also schedule the backflow testing soon.

Next trustee meeting The next meeting is scheduled for April 13, 2011.

Adjourned