

Windemere Homeowners Association
Trustee Meeting Minutes, April 13, 2011

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

Minutes from the March 7, 2011, Trustee Meeting were approved.

Treasurer Report As of April 11th, we have a balance of \$6,108.37 in our checking acct. Our audit costs \$25. more this year than last year.

Budget vs Actual Report . . . We are running close to budget. As of the end of March, we are \$62.28 over budget.

2011 Homeowner Fees Two homeowners still need to pay the annual fee. They have until April 23rd.

2010 Audit. As is required in our By-laws, an independent audit was conducted by Shannon & Company and no evidence of fraud was found. All checks and bank statements were reconciled, and everything is substantiated by receipts.

2010 Income Tax Return . . . Our return was prepared by Janice L. Shannon, CPA and submitted. We are a non-profit corporation and owe no tax as long as we do not exceed a certain percentage of taxable interest on our income. For 2010, our our taxable interest was \$10. We did not owe any income tax on this.

Insurance Renewal We renewed our policy with Erie Insurance Co. for the same coverage and cost (\$646.) as last year. Debby will provide a copy of last year's documents to Ron.

Plan Review Committee . . . There are no pending or new issues.

Landscape/lawn care Of the three quotes we solicited for lawn care, Green View Lawn Care, our Current provider submitted the lowest quote. We will continue using them. Debby will find out when the best is to prune our Pear Trees.

Mulch Debby will schedule the edging to be done and check the depth of the mulch to determine how much we need.

Dayton Power & Light We received an offer from DP&L for a lower kilowatt per hour rate (plus \$4.00 monthly fee) that is being offered to non-resident customers if we Agree to accept that rate for 3 years. We have 60 days to accept or reject the offer. We tabled this decision until our next meeting so that we have more time to review the data and make a decision.

Lighting Three lights stay on constantly. Ron will check their sensor.

Irrigation System Ron will make appt. for irrigation/backflow check. We'll wait until it is dry to begin irrigating the grass. The Greene County Sanitary Engineering Dept. will begin billing each month's actual cost with the next billing cycle rather than two months of estimated usage and every third month as a "catch-up" bill. This will make it easier to budget by month next year.

Next trustee meeting The next meeting is scheduled for May 10, 2011.

Adjourned