

Windemere Homeowners Association
Trustee Meeting Minutes, March 21, 2012

- Present Gerald Cox, Ron O’Rear and Debby Heinz
- Meeting Minutes Minutes from the February 12th trustee meeting and the February 19th annual HOA meeting were approved.
- Treasurer Report As of March 16th, we have a balance of \$6,840 in our checking acct.
- Budget vs. Actual Report. Our expenses this year have been \$1,230.92. We are currently \$392.58 under budget. Our expenses for March were \$222.48.
- Annual fees collected Eight (8) 2nd notice fee letters were sent to those homeowners on March 5th. Payment has been received from four of those homeowners.
- Audit of the books The annual audit of our financial records completed by Shannon & Co., CPA determined that there is no evidence of fraud.
- Plan Review Committee Lot #59 – Building plans for this lot have been reviewed and found to be in compliance with covenants and township regulations.
- HOA Insurance This year’s insurance cos of \$586 is a decrease of \$60 from last year.
- Sprinkler Systems The system has been checked and is ready.
- Main Entrance Wall Ron repaired the stone that had fallen off the sign wall at the main entrance at no cost to the HOA.
- Landscape Lighting We will have to replace the dawn to dusk light sensors at the Indian Ripple entrance since the spot lights are staying on all the time. Debby will contact the contractor that mows the grass and request that he replace the broken post of one of the light fixtures.
- Landscaped Areas Only one homeowner volunteered to help with shrub trimming and mulching. We will send a 2nd email to the homeowners that states the cost to hire someone to do this to see if any others volunteer to help to avoid this unbudgeted expense of \$560 minimum.
- Windsor Windows Ron stated that Windsor Window Company has determined that the problem experienced by a few homeowners regarding transom windows are stress breaks and Windsor only warrants this for one year. Debby will send everyone an email about this.
- Next trustee meeting This is scheduled for April 18th.

