

Annual Meeting Minutes, February 10, 2013
Windemere Homeowners Association

Time: 2:00 p.m.
Place: Home of Gerald & Donna Cox
Present: Gerald Cox, Trustee President
Ron O'Rear, Trustee Treasurer
Debby Heinz, Trustee Secretary

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

Gerald welcomed everyone and thanked them for attending the meeting. Everyone in attendance then introduced themselves to the group.

Copies of a handout entitled "2012 Year Review" were passed out, and then Gerald read through these.

Treasurer Report . . . Ron reviewed the Budget vs. Actuals Report and stated that we met the 2012 budget with the exception of a few areas which were higher than the budget, including a 10% higher cost for water usage, a higher cost for gasoline usage for the maintenance of the grass at the entryways, miscellaneous repairs to the stone signs and light sensors as well as an additional cost to weed and trim the shrubs in the planting areas due to a lack of volunteers. We started the year with \$669.78, but ended up with \$298.72 because we spent more than our fees generated. So, then the Trustees decided to increase our annual fee by \$10 to cover anticipated increased costs and to begin setting aside some money on hand for an emergency and/or to handle major repairs and replacements.

2013 Budget . . . Ron explained that we inflated our budget from last year in anticipation of increased costs again this year. The good news is that we have a good history now of our expenses from which to establish a budget.

Question: How often is the grass cut at the entrances and what else is the contractor responsible for? The grass is cut weekly beginning when the grass starts to grow in the spring and then ending around November. The contractor also is responsible for edging around the stone walls and trees.

Question: What is happening with the maintenance of the Shepherd Road strip of land that is owned by CCN? Our attempts at discussing this with the maintenance supervisor have not been successful, so we will attempt to deal directly with the CCN trustees.

Reserve Fund . . . The homeowners discussed the need to establish a Reserve Fund and also whether to form a committee of homeowners to research costs for major items that will need to be replaced or that will require significant maintenance in the future. The trustees have discussed the need to have accurate estimates for these future major repairs so that we will have a basis to help determine what kind of a fee increase would be needed. A homeowner commented that she would rather see a slight increase in the annual fee each year to cover these types of costs rather than an unexpected large assessment when a need arises. One homeowner at the meeting volunteered to serve on this committee if one was established.

Question: Do we have to pay a monthly charge to Greene County Sanitary Engineering Dept. if the HOA doesn't use any water? Yes. We have to pay \$8.33 per month per sprinkler system.

Question: Is the fee increase going to be set aside in a capital account? No. It will remain in the operating account because it is easier, we won't have to move it back and forth when needed, it will be easily accessible and it is an easy way to keep track of and report the status of the funding.

Question: Has anyone had drainage problems? A couple of homeowners present have had drainage problems with their property and they discussed what they had done to deal with this: i.e., contacted Greene County Sanitary Engineering Dept. for help, had a French drain installed, etc. As a result of this discussion the Trustees agreed to send an email to the homeowners about this issue to facilitate conversation amongst ourselves on this issue and to advise homeowners to contact the Greene County Sanitary Engineering Dept. to see what the county's and the homeowner's responsibility is. It was also mentioned that there are numerous springs in this area that may be contributing to drainage issues.

Question: Why are several lights out at the main entrance? There was an electrical wiring problem for awhile. The wiring problem has now been corrected and the bad bulbs have now been replaced. The wiring problem was that the wire coming from the meter under the entrance road to the three way split to all of the lights on the east side of the entrance was broken. And, because short wires were used in the light well to tie the three circuits together, it was difficult to access the broken wires for repair. So, the short wire connections were replaced with longer wires so that it will be easier to access the connections for future repairs, if needed.

Comment: The standing water problem at the main entrance west stone sign has been resolved. A leak in the sprinkler system pipe past the backflow valve was located and repaired. Since the 3 trustees generally don't use the main entrance, we ask that homeowners who do use that entrance let us know about things like light bulbs not working or sprinklers misdirected or sprinkler heads continuing to flow when the rest are shut off. That way the Trustees can quickly correct the problem rather than waiting until one of the Trustees happens to spot the problem.

Question: Is there a standard design for mailboxes? Yes there is a standard mailbox design per our covenants. If you have a need to deviate from the standard, submit a request to the Plan Review Committee.

Question: Why is a homeowner's lamp post light staying on during the day? It may need a new dusk-to-dawn sensor or it may need to have the ground fault circuit breaker checked.

Question: A homeowner asked if anyone had a suggestion on how to replace missing plastic lens caps on landscape lighting. Check at Lowe's.

Question: Any news concerning the development of the land adjacent to Windemere on the south and east side? No. Rob Arnold Sr. owns the land but no one has heard of any plan to develop that land. A survey team was spotted marking the land on the south side of our development, but they may have been marking the creek that flows through that area.

Comment: Ron stated that he has had problems in the past with sewer drainage in his house. During a recent basement renovation, he discovered that the sewer pipes that were installed under the concrete slab were not properly sloped away from the house as they should be. He had to have his basement concrete floor dug up and the sewer pipe slope changed to allow water flow away from the house. Ron wanted to alert the other homeowners in case they are having problems as well.

Website: Ron mentioned Rick Courtney maintains our website, *www.windemere-hoa.com*. We thank him for volunteering to help and continuing to post items of interest and Trustee reports on the website. For new homeowners, the website contains the covenants, frequently asked questions on the covenants, the Trustee contact information, past Trustee reports and minutes from meetings; and other items.

Trustee Vote: By a unanimous vote, Gerald was re-elected as trustee by a vote of 31 to 0.

Gerald thanked everyone for the vote of confidence and stated that he and Donna enjoyed living here and that the people who live in our neighborhood are friendly and caring and that is what makes our neighborhood a great place to live.

The meeting adjourned at 3:15 p.m.