

Windemere Homeowners Association
Trustee Meeting Minutes, February 27, 2013

- Present Gerald Cox, Ron O’Rear and Debby Heinz
- Meeting Minutes Minutes from the January 9th trustee meeting were approved.
- Treasurer Report As of February 27th, we have a balance of \$6,533.27 in our checking.
- Annual Fees There are 9 homeowner fees still outstanding.
- Budget vs. Actual Report. . . Thus far, we are \$34 over budget for the year.
- Plan Review Committee . . . There are no new or pending items.
- Lighting At the main entrance, 4 bulbs out again. Ron will check this out.
- Shepherd Road strip We are hoping to meet with CCN soon in hopes of resolving this issue before the mowing season starts.
- Entrance Maintenance . . . We will obtain 3 quotes for this to compare prices.
- CCN Triangular Area This area, located at the corner of Shepherd Rd and Indian Ripple Rd borders the backyard of several homeowners. Over time, a part of the ground has become mounded near Vectren’s fenced gas enclosure and appears rather unsightly, mainly due to lack of grass cutting. Gerald will call Vectren and DP&L to find out if they changed the contour of the ground for safety reasons before approaching CCN about it.
- Reserve Fund An email will be sent to homeowners asking for volunteers to form a Reserve Fund Committee to research the costs of future possible large repairs or replacements.
- Income Tax Return Ron will see that this is submitted by June as is required for Non-Profit Organizations. We will use the same preparer as last year, Shannon & Co., CPA as we are pleased with their work at a reasonable cost.
- Articles of Incorporation. . Our Articles of Incorporation as a Non-Profit Corporation with the State of Ohio is still current, but must be renewed by January 12th, 2014.
- Buckeye Ecocare By paying the fee for the year now, we obtained an \$11 savings.
- HOA Insurance The cost for our coverage last year was \$600. We estimate that it will be approximately the same this year.
- Next trustee meeting The date is tentative right now.

