

Windemere Homeowners Association
Trustee Meeting Minutes, June 27, 2013

- Present Gerald Cox, Ron O’Rear and Debby Heinz
- Reserve Fund Three homeowners; Larry Dalzine, K-Ann Harry and Boyd Smith comprise the Reserve Fund Committee. They will perform research and make recommendations regarding future major repairs or replacements might occur and what costs might be so that a reserve fund can be established to fund it as required by the state of Ohio. Larry and K-Ann were present at the beginning of tonight’s meeting to discuss this.
- Meeting Minutes Minutes from the April 23rd trustee meeting were approved.
- Treasurer Report As of June 27th, we have a balance of \$5,519.98 in our checking account.
- Annual Fees The last homeowner fee has now been paid.
- Budget vs. Actual Report. . Thus far, we are \$513.71 under budget for the year.
- Annual Audit The survey of the HOA books and records has been completed and no evidence of fraud was evident.
- Plan Review Committee . . . The committee approved a landscaping request from Lot #63.
- Income Tax Return Gerald signed it and will mail it. Ron will retain a copy.
- Lighting Shepherd entrance . . lights out on north sign and the west sign at the Indian Ripple entrance. Plus there may be a wiring problem with the tree spot light in Bakos yard at Yorkshire. Gerald will address this.
- Irrigation System We were billed \$112. more than in the past for the startup of our 2 systems supposedly because we have more zones than the contractor’s record says we do. Ron will discuss this with My Lawn.
- Shepherd Road strip Gerald will send a letter of thanks to CCN for responding to our request to better maintain this strip of land. Also, in the triangular area at the corner of Shepherd and Indian Ripple, the grass is being cut, but a raised area is still there. Should it be? Gerald will inquire.
- Shepherd Road area There appears to be a pile of yard waste in the CCN Shepherd Road strip near the Shepherd entrance. Gerald will investigate.
- Entrance Mowing The grass is being cut too short. Debby will advise the contractor to cut it higher.

- HOA Insurance The cost for our coverage this year decreased by \$14 to \$586. Debby will keep the original copy on file.
- Lot #59 Gerald will send a letter to the owner of Lot #59 and the builder concerning the application of seed instead of sod as required by our covenants.
- Lot #37 Debby will find out who the new owner is and advise Gerald and Ron.
- Annual picnic Debby will email Bonnie Simmons to find out if she is still interested and willing to organize this, and if so, what a good date would be.
- Next trustee meeting . . The next trustee meeting is scheduled for August 14th.