

Windemere Homeowners Association  
Trustee Meeting Minutes, March 10, 2014

- Present . . . . . Gerald Cox, Ron O’Rear and Debby Heinz
- Meeting Minutes . . . . . Minutes from the Jan 12th Annual HOA meeting were approved.
- Plan Review Committee . . . The committee approved a proposed backyard fence for Lot #28.
- Treasurer Report . . . . . As of February 27th, we have a balance of \$9,953.46 in our checking account.
- Annual Homeowner Fees. . After 2<sup>nd</sup> notices were sent, two (2) homeowners have still not paid their annual fee. An email was sent to one homeowner and Gerald will talk with the other homeowner.
- Budget vs. Actual Report. . Thus far, we are \$964.27 under budget for the year. Our projected year end variance from our planned budget is \$84.27 as of the end of February.
- Income Tax Return . . . . . This has been completed and Gerald will sign prior to submittal. The preparation fee increased \$17 this year.
- Annual Audit . . . . . The audit by Shannon & Company is \$11.6 less than last year and \$13.66 less than the budgeted amount this year.
- HOA Insurance coverage . . The cost for our insurance coverage is \$586. The same as last year.
- Lighting – Shepherd Rd. . . Gerald has replaced a bulb on both sides of the entrance to see if one side works and the other does not to narrow down the problem. The problem may turn out to be the sensor as it has never been replaced.
- Irrigation System . . . . . Groundwater Limited will be providing system startup and shutdown service this year. Last year’s contractor was going to raise our rates too high.
- Next trustee meeting. . . . The next meeting is scheduled for May 6<sup>th</sup>.