

WINDEMERE HOMEOWNERS ASSOCIATION  
ANNUAL MEETING MINUTES, JANUARY 11, 2015

Time: 1:00 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 checked in on the Attendance Sheet. The proxy votes of those homeowners not attending are also recorded.

Gerald welcomed everyone and thanked them for attending.

The "2014 Review handout" was passed out then read aloud by Gerald.

The Treasurer Report was passed out then reviewed by Ron.

We began the year with \$2,762.04 in our checking account and ended it with \$4,262.56 to start 2015. It was noted that part of this surplus represents reserve fund requirements that must be met as required by the state of Ohio.

The Budget vs. Actual Report was passed out and reviewed by Ron.

Our budget for the year was \$7,221.12 vs. actual expenses of \$6,861.48 leaving us under budget by \$359.64 for 2014. It was mentioned that we spent \$971.42 to mulch the planting areas (cost of mulch, labor to spread and sales tax). We should not incur this cost next year since mulching is generally only needed every other year.

The 2015 Budget was discussed. The budget amount was based on last year's actual costs + 2.5%. It was felt that this was a reasonable assumption based on our historical data and what future increases we have been made aware of. Also this year we will need to replace 3 to 4 Holly Shrubs that died due to the severe winter last year, and also prune the Pear Trees at the Indian Ripple Road Entrance which are not annual expenses.

Future Maintenance/Upkeep was discussed. Gerald mentioned that our trees, shrubs, lighting system, irrigation system, stone signs, et cetera will continue to

age and need repair or replacement.. Ron mentioned that due to the efforts of the Reserve Fund Committee, we do have good data and estimates to use as a guideline when these issues arise.

Question: JJ Dale asked if we were happy with our insurance carrier Erie Insurance. Answer: Yes. Our coverage continues to be the same and the cost of the coverage has decreased some. Our coverage also covers activities such as the use of a children's bounce house which was used during this year's annual picnic.

Question: Paul Weaver asked if the trees and shrubs in the planting areas are appropriate for the area. Answer: As replacements are needed, that will be addressed.

Question: Paul Weaver asked if there was any news regarding development of the two stub streets. Answer: JJ Dale responded that it is not likely at this time as the property adjacent to both of these areas is owned by 3 different people, the demand for housing development is down now and there are several issues that would have to be addressed such as access roads, et cetera.

Question: Paul Weaver asked if anyone knew of anyone hunting again on the stub street known as Wadsworth Lane. He also mentioned that the owner of the adjacent property had a backhoe scrap the dirt up some to help deter someone from driving a vehicle onto the property. He also said that he and a couple of nearby homeowners have piled up some of their yard waste onto the dirt to help build it up as a further deterrent. Answer: No.

Trustee election: Cindy Lawson was elected as the new trustee. There were 29 yes votes and 0 no votes.

A thank you card and commemorative clock from Gerald and Ron was presented to Debby to thank her for her years of service to the homeowners association.

Gerald thanked everyone for attending the meeting.

The meeting adjourned at 1:50 p.m.

