

**Windemere Homeowners Association
Trustee Meeting Minutes, February 12, 2015**

- Present: Gerald Cox, Ron O’Rear and Cindy Lawson
- Meeting Minutes: The minutes from the January 11, 2015 Annual Homeowner meeting were approved and have been posted to the website
- Treasurer Report: As of February 12, 2015 there is a balance of \$6,148.57 in the checking account.
- Budget vs. Actual: Thus far, we are \$245.58 under budget for the year. Note: DP&L for February and CPA expenses were higher than budget.
- Plan Review Committee: Reviewed and recommended approval of fence proposal For 330 Hampton Place.
- Renewal of Grass Cutting: Approved renewal of Green View Lawn Care for grass Cutting at the entrances and along Indian Ripple Road – Same terms for grass cutting as 2014. We do not anticipate mulch this year
- Replacement Plants: Approved procuring and installing replacement plants for 3 to 4 holly bushes in the springtime—will review hardier plants.
- Future Development: Current development of Bexley Hills off Shepherd is underway. Rob Arnold is developer and homes to be built by Coventry Homes (Rob Arnold) and Ryan Homes.
- Greene County website
<http://gis.co.greene.oh.us/gismap/map.asp>
contains public information regarding ownership of land around Windemere. If an area is going to be developed, owners of property within 500 feet of the proposed development should receive notification of meeting from Beaver Creek Township or the county.
- Pear Tree Trimming: Approval to pursue quotes for trimming of 15 pear trees at the main entrance.

- Annual Fee Payments: Second notice letters will be sent to those homeowners that have not paid 2015 annual fees.
- New Homeowner Packet: Provide a welcome letter to new owners containing HOA Trustee points of contact, HOA frequently asked Questions, and neighborhood contact list. Will also provide package to those renting
- Status of State Filing: Must file an update for the Statutory Agent, currently Debby Heinz. There is a filing fee.
- Windemere HOA website: Discussed currency and potential items needing update
- Other Business Items: Continuance of Buckeye EcoCare for fertilizing entrances.
- Discussion pertaining to entrance bulbs burning out frequently and whole row out on East side of Indian Ripple entrance. Additionally, a string of lights remain on. Will review special committee's report on lighting regarding replacement.
- Next Trustee Meeting: Thursday, March 25, 2015 at 7:00 p.m.