

**Windemere Homeowners Association  
Trustee Meeting Minutes, Oct 22, 2015**

Present: Gerald Cox, Ron O'Rear and Cindy Lawson

Treasurer Report: As of Oct 21, 2015 there is a balance of \$5,457.96 in the checking account.

Budget vs. Actual: Thus far, we are \$823.57 over budget for the year  
Note: Budget did not included tree trimming but includes mulch and weeding of entrance beds.

Plan Review Committee: No new requests.

Irrigation System: Irrigation System has been winterized

Entrance Lighting Repair/  
Replacement: The entrance lighting system is old and will need extensive repair or replacement in the next year or two. Suggestion to look at cost of LED lighting. Dusk to Dawn sensor needs relocation as lights stay on during daylight.

Weeding/Trimming: Overall dissatisfied with the weeding of the beds. Never removed vines from trees or removed all weeds. Attention to detail was lacking. Suggest competing lawn services in 2016

Covenants/By-law  
Compliance: Budget in 2016 for legal expenses to review governing documents and Ohio law for consistency and compliance issues. Get quotes for legal advisor specializing in homeowner associations

Initial 2016 Budget: Draft budget for 2016 using previous history, any potential additional costs, and escalation. Will discuss again at next trustee meeting

Notification for Trustee  
Nominations: 1 trustee term expires each year. This year Gerald's Term expires. Trustee term is 3 years. Draft letter to owners for nominations of candidates.

Annual Meeting Date: Will look at dates and firm up.

Other Business: Counter signatures on checks. Research with WPCU

Next Trustee Meeting: Nov 17, 2015 at 7 p.m.