

2015 WINDEMERE HOMEOWNERS ASSOCIATION
ANNUAL MEETING MINUTES, JANUARY 24, 2016

Time: 2:00 p.m.
Place: Home of Gerald & Donna Cox
Present: Gerald Cox, Trustee President
Ron O'Rear, Trustee Treasurer
Cindy Lawson, 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.

A 2015 Review was presented by Cindy.

The Treasurer Report was passed out and reviewed by Ron.

We began the year with \$4,262.56 in our checking account and ended it with \$4,300.88 to begin 2016. 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 expenses for the year were \$7,167.33 vs. actual expenses of \$8,321.68 leaving us over budget by \$1,154.35 for 2015. Income for 2015 was \$8,360.00 so actual expenses were \$38.32 less than the 2015 income. It was mentioned unplanned expenses included the cost of trimming the entrance trees, costs for change of Ohio Statutory Agent costs for shutting off the irrigation system, and legal expenses for review of Windemere HOA Covenants and By-Laws.

The 2016 Budget was discussed. The budget amount was based on reviewing the actual expenses for the last three years by month and category, the annual cost growth each year for the budgeted services, and needed repairs to the budget amounts. Costs for replacement of the entrance electrical lighting system was included in the budget. Replacement is necessary due to the age and the repair costs. Estimate for replacement of electrical system was based on a quote from an electrician. Half of the estimated cost for replacement was included in the

budget with the remaining half of the cost for replacing the system being covered by the HOA reserve. Other new items included within the budget include legal fees for consultation and filings as needed to ensure Covenant and By-Law compliance and consistency with Ohio Law. These added costs for 2016 resulted in a planned budget of \$11,732.67 with \$9,500 in income from the annual HOA fees leaving \$2,232.67 in expenses to be taken from reserves. Another item included in the budget this year is mulching of the main entrance beds. We typically have the mulch done every other year and it was not accomplished in 2015.

Future Maintenance/Upkeep was discussed. The entrance lighting system is in need of replacement/repair.

Question: John Drake asked why we did not just turn off the lighting system or reduce the number of lights. Consider reducing the lighting under the trees because they are also an issue with the lawn service since it is easy to hit them and cause damage. The electrical system has been problematic with moisture issues and is a waste of time and money. Highly recommend getting rid of the tree lighting down the sides of the street.

Answer: Highlight the look of the neighborhood. The night lighting enhances the appearance of our development. Other high-end developments include lighting systems at their main entrances. Reduction of number of lights or necessity of a lighting system is an item for further discussion.

Question: H. Roshi asked what type of lighting system was being considered. Is it a similar system or different and has solar lighting or options with low maintenance been considered.

Answer: Quote received was for a similar system with LED lighting which is less expensive to operate and easier to maintain. Our current system is a commercial grade system that was installed at a time when step-down transformers were used to get from AC to DC. It is a heavy-duty system. We would like to replace it with something that is reliable and durable but not nearly as expensive. The lights bulbs themselves are pretty expensive to replace when they burn out. We are looking at alternatives and installation costs to keep the overall costs low.

Question: Tom Mann asked if the state dictates how much the HOA has to have in reserves.

Answer: No, but the way the law is worded it is designed to protect the homeowners in an association so there is not a sudden high expense for them if something occurs. Several years ago a committee of homeowners was established to estimate the cost of replacement of items. This included everything from replacing stonewalls, light system, trees, plants, etc. An estimate was established to accomplish all of these items and then we decided to keep a certain percentage of these costs in reserves. That is the basis for establishment of the reserve value.

Question: T. Mann asked if we got multiple quotes for the pear tree trimming.

Answer: We received seven quotes. We solicited quotes from certified arborists, verified their arborist status, insurance, and selected the best value. We make it a practice to get at least three bids when we are in need of a service. Sometimes we will get more than three but three is our minimum.

Question: J. Drake asked who we have doing the grass cutting at the entrances and why not consider using the same lawn/landscape service at the entrances as those used by the homeowners with entrance walls.

Answer: Greenview Lawn Service has provided the grass cutting service the past 2 years. This year we plan to request quotes for the lawn/landscape services and we will request quotes from those vendors along with others. The homeowners with entrance walls will need to provide the name and phone number of their lawn service providers. We will discuss at a trustee meeting. We do need to be careful about liability issues.

Question: J. Drake expressed concern with the increase in the annual homeowner fees.

Answer: Annual homeowner fees remained constant at \$110 for several years. It has increased from the original \$90 per year primarily due to homeowners making the decision to contract and pay for services such as weeding and mulching the entrance beds rather than a small core group of homeowners

performing the tasks. The increase this year is a result of the need to replace the lighting system and any potential legal expense that may arise.

Question: JJ Dale asked if we were going to cover liability insurance in this meeting.

Answer: We do carry liability insurance with Erie Insurance. The cost continues to be the same. It has remained the same for the past 3 years. We are required by state law to maintain liability insurance. Our policy also covers director insurance, which is normal for any homeowner association.

Question: Are covenants and by-laws enforceable in Greene County?

Answer: According to legal review we received, the Windemere Articles of Incorporation Covenants and By-Laws are consistent with Ohio Public Law and are enforceable within Greene County. Anyone that accepts the deed accepts the covenants and by-laws because Windemere is a Planned Unit Development.

Question: T. Mann asked about the land along Shepherd Road belonging to Country Club of the North and did they ever offer to give or sell the land to Windemere so that we could take over the maintenance.

Answer: It was discussed with CCN but they were not interested in giving the land up. We did receive a renewed commitment to maintain it better. The maintenance has dropped off, but when we contact them about it they take care of it. They are not willing to invest in the fertilization of that strip of land.

Legal Support: We obtained legal review of the Windemere documents to make certain our covenants/restrictions and by-laws were consistent with Ohio Revised Code. A lawyer that specializes in homeowner and condominium associations examined our documents. He confirmed that our documents are consistent with Ohio Revised Code and are enforceable as written.

Question: How was the attorney selected?

Answer: We checked with respected lawyers in the area for recommendations for an attorney that specializes and has experience in homeowner and

condominium associations. We received several names and requested information and quotes from each practice.

Trustee election: Ron Simmons was elected as the new trustee. There were 31 yes votes and 0 no votes.

Ron presented a thank you card and commemorative clock from the HOA to Gerald to thank him for his years of service to the homeowners association.

Gerald thanked everyone for attending the meeting.

The meeting adjourned at 3:10 p.m.