

**Windemere Homeowners Association  
Trustee Meeting Minutes, Feb 18, 2016**

Present: Ron Simmons, Ron O’Rear and Cindy Lawson

Officer Elections: Discussed officer responsibilities and elected new officers:  
Ron Simmons – President  
Ron O’Rear – Treasurer  
Cindy Lawson - Secretary

Approve Minutes: Approved Jan 24, 2016 Annual Homeowner meeting minutes

Treasurer Report: As of Feb 18 there is a balance of \$12,475.88 in the checking account.

Budget vs. Actual: We are \$348.68 under budget for the year. As of Feb 11 there are five outstanding homeowner fees.

New Trustee on Account: Ron Simmons to get the PO Box key from Gerald. Plan to meet Saturday, Feb 20 to add name to Wright Patt Credit Union Account

Counter Signature: Discussed requirement to add counter signature on all checks. Decision not to require at this time. Having only 3 Trustees with signature authority may make it difficult to make payments if 2 are out of town.

Review and evaluate the use of auto payments from the Windemere checking account for the DP&L and Greene County water bills.

Plan Review Committee: No new requests. Sent message requesting 2 volunteers but Received no volunteers. Gerald Cox will stay on the Committee and Ron Simmons will be the Chair.

HOA Website: Need to make updates to trustees, Plan Review Committee members, and reports. Discussed having a backup person available to post items.

Homeowner Correspondence: Survey homeowners as to how they want to receive homeowner information.

Lawn/Landscape Services: Request quotes for lawn service and the landscape services Separately. Request a minimum of 3 quotes. Consider recommendations of companies with good performance history.

Contact Country Club of the North about maintenance of their property along Shepherd Road. Consider sharing cost of cutting and maintaining the area as an incentive for them to do a better job cutting the area bordering our subdivision.

Entrance Lighting:

Request quotes for replacement of lighting system. Discussed minimizing the maintenance/costs by reducing the amount of lights. Other upscale subdivisions such as Windemere enhance the appearance of the entrance ways using lighting. For example, CCN and Stonehill Village. Majority of homeowners appear to be happy with the current system. Discussed use of solar lighting but have concern with the reliability and the technology not quite fully developed yet. Use of LED bulbs should last longer and minimize the amount of maintenance as well as save electricity costs.

Other Business:

Check with the Township regarding timeline for resurfacing Our streets.

Question was raised as to why Windemere homeowner's property taxes are greater than Country Club of the North's. The likely reason for the difference is due to CCN roads being private and not maintained by Beaver Creek Township while Windemere roads are maintained by Beaver Creek Township. CCN homeowners were assessed \$3,000 when they had their roads repaved last year. CCN Homeowner fees include costs to maintain their roads while Windemere property taxes include Beaver Creek Township road maintenance.

Send e-mail message to decide if there is an interest for volunteers to plant flowers at the entrances

Next Trustee Meeting:

As needed