

**2016 WINDEMERE HOMEOWNERS ASSOCIATION
ANNUAL MEETING MINUTES, JANUARY 8, 2017**

Time: 2:00 p.m.
Place: Home of Ron & Bonnie Simmons
Present: Ron Simmons, 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.

Ron Simmons welcomed everyone and thanked all for attending.

A 2016 Review was presented by Ron Simmons. Highlighted that in 2016 we incurred the large maintenance expense of replacing the lighting system with LED lighting so we begin 2017 with less in our checking account than last year. Electric bill is about one quarter of what we used to pay for electricity so we expect the lighting system will pay for itself in approximately three years. We used to pay about \$100 a month for electricity and now we are down to about \$25 a month. Indoor LED bulbs will last approximately 10 years.

Question: Who maintains the lighting system?

Answer: The HOA maintains the lighting system. There is an implied one year warranty on the system.

Question: What causes the savings?

Answer: Lower wattage of the LED bulbs results in the savings. Previous system used 50W bulbs and current LED system utilizes 8W bulbs. We have 21 lights that are in use 365 days a year. Further savings resulted from the HOA falling under the IGS Aggregate supplier rate that was negotiated by Greene County.

The single largest expense every year is maintaining the entrances. Once again we have paid Buckeye Ecocare upfront for the fertilization in order to receive a discounted rate.

The irrigation system is still functioning normally although costs in 2016 were higher than budget due to drought conditions.

No irregularities were found in the annual audit by Shannon & Co.

Costs for the HOA Liability Insurance has remained the same as the last 3 years. It covers the public/common areas and director's insurance.

Question: Entrance sign on corner of Windemere Way and Indian Ripple Road is technically on the resident's property and they believe their homeowner insurance covers it. Why duplicate the costs? According to the homeowner, the legal deed to lot indicates they own everything to the three streets surrounding their property.

Answer: We will continue to maintain the insurance and it would be nice if we have two sets of insurance that would cover any damage that may occur. Think the HOA has primary responsibility due to covenants indicating the area is an easement.

The Plan Review Committee reviewed three items this year, two fences and one variance request.

We have planting areas at the entrances that were maintained this year by Country Club of the North's maintenance team. Previously we used other companies. We were pleased with their work and it seemed to incentivize them to better maintain their property along Shepherd Road behind our development.

The annual neighborhood picnic was held again this year and a great time was had. Thanks to all that participated and Ron & Bonnie Simmons for coordinating.

The Treasurer Report was passed out and reviewed by Ron O'Rear. Ohio law requires the HOA to maintain a reserve account to help cover any catastrophic

event that may occur which would lessen the impact of the HOA having to collect a large special assessment from the homeowners. In 2016 we did elect to use some of that reserve to help cover the expense of the lighting system replacement. Last year we did increase the homeowner annual fees to help cover some of the costs for the lighting system replacement. This year we did reduce the annual fees but have kept it at a level to increase the reserve fund back to the level prior to the lighting system.

This year the only thing we have added to the budget is re-painting of the entrance signs.

We began the year with \$4,300.88 in our checking account and ended it with \$2,779.69 to begin 2017. 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 \$11,732.67 vs. actual expenses of \$11,037.68 leaving us under budget by \$694.99 for 2016. Income for 2016 was \$9,515.34 so actual expenses were \$2,217.33 more than the 2016 income. Expenses exceed income due to the replacement of the entrance lighting system this year. HOA reserve funds were used to pay for part of the costs of replacing the lighting. Our Greene County water and irrigation expenses were slightly higher than budget in 2016 due to the dry conditions. Additionally, midway through the summer we decided trimming and bi-weekly weeding of the planting areas was necessary resulting in incurring unplanned expense.

The 2017 Budget was discussed. The budget amount was based on reviewing the actual expenses for last year and eliminating the unplanned expenses that are not expected in 2017 and the lighting system replacement. A reduction in the electrical expense was incorporated as a result of the LED light replacement. Included the new item of repainting the entrance signs and replenishing the reserves back to the \$4,000 level we had prior to lighting replacement. These added costs for 2017 resulted in a planned budget of \$7,085.15 with \$8,360.00 in income from the annual HOA fees.

Future Maintenance/Upkeep was discussed. With the exception of re-painting the signs, there are no other additional maintenance items expected.

Question: Will the areas on the roads that are marked be repaired?

Answer: Yes, Beavercreek Township will continue the repair of the storm drains in the spring. A number of drains were repaired last year.

Question: Are there any corporate plans to expand the community behind our development and extend Hampton Place?

Answer: The HOA is not aware of any current plans; however, those residences within 500 feet would receive notices from Beavercreek Township of planned zoning meetings regarding such matters. The township would not notify the HOA trustees.

Ron O'Rear took a moment to Thank Rick Courtney for maintaining our HOA website. He has done an outstanding job. The website is windemere-hoa.com

Trustee election: Ron O'Rear was re-elected as trustee for the next three years. There were 6 yes votes and 0 no votes.

Ron Simmons thanked everyone for attending the meeting.

The meeting adjourned at 2:50 p.m.