

**Windemere Homeowners Association
Trustee Meeting Minutes, September 7, 2017**

- Present: Ron Simmons, Ron O’Rear, and Barb Skusa
- Treasurer Report: As of August 31, 2017, there is a balance of \$5,698.90 in the checking account.
- Budget vs. Actual: We are \$929.11 over budget for the year. The main contributors to the overage include the unplanned Attorney fee (\$170.00), the unplanned irrigation system backflow valve replacement (\$390.00), additional irrigation system sprinkler replacement cost (\$23.50), additional CCN mulching and trimming cost (\$261.54), additional CCN mowing and weeding cost (\$62.82), unplanned purchase of a Windemere ink stamp for check deposits (\$25.61), and unplanned secretarial cost for the special meeting announcement (\$110.05).
- Meeting Minutes: The Meeting Minutes from the July 25, 2017, Trustee Meeting were approved.
- Trustee Appointment: Barb Skusa was appointed as the temporary replacement to finish the three year Trustee term that ends this year.
- Special Agent Appointment: To be changed from Cindy Lawson to Ron Simmons.
- Plan Review Committee: Board approved a homeowner’s application for installation of a standard aluminum fence.
- Entrance Sign Repainting: We received two quotes for repainting the entrance signs. Signarama’s quote was \$3,088.80 which includes: Sand and scuff existing signs and re-paint with One Shot exterior enamel sign paints as per previous in multi color. Sign Dynamic’s quote was \$1500 which includes: Paint and labor to repaint all 4 signs. We will need to remove and bring back to shop and then re-install. However, Signarama indicated that the signs could not be removed because they are bricked and mortared in. The board did not move on any action at this time.
- Irrigation: A homeowner contacted Ron O’Rear to inform him that the irrigation didn’t seem to be working on the south side of the entrance on Abbey Lane. Ron fixed it by resetting the power on the control panel. He will keep an eye on it.
- Neighborhood Picnic: Abbey Lane will be closed from 3:00 to 7:00 on September 17th (rain date September 24th) for the annual Windemere Picnic. Homeowners are encouraged to attend. Hotdogs, snow cones, and cotton candy, along with many activities for the little ones will be

provided. Please bring a snack or a side dish to share and a lawn chair.

Mole Problem: It has been brought to the boards attention that there is a mole problem on the east side of the Indian Ripple Road entrance. Ron O’Rear will contact Buckeye Ecocare on suggestions to get rid of them and how much it would cost to take care of the problem.

Trees on Boulevard: Ron O’Rear will look into having the dying pine tree on the north side of the Abbey Lane entranced removed. He will have someone come out and look to see if the Bradford Pear trees need to be trimmed again for next year.

Neighborhood Directory: The neighborhood directory has been updated and distributed via email. The Trustees agreed that Windemere HOA would go paperless to the maximum extent possible. This would save approximately \$200 in mailing cost per year. Everything will be communicated to homeowners through email in the future, except for those homeowners who don't have email or for whom the Trustees don't have an email address.

Follow Up Actions from Special Meeting: In response to the Special Homeowners Meeting, one of the Windemere Trustees met with Mr. David Kushner, Airport Manager for the Greene County - Lewis A. Jackson Regional Airport, to discuss homeowner concerns, The Trustee also flew with one of the pilots to obtain better knowledge of the aircraft approach and takeoff patterns and aircraft heights at different points during takeoff and landing. The Windemere Trustees then send a letter to Mr. Kushner requesting that the airport implement procedures to alleviate the homeowner concerns. Mr. Kushner provided a response letter. Both letters were distributed to the Windemere homeowners.

As Mr. Kushner's letter explains, he met with the airport supervisors to discuss our homeowner concerns and recommended a comprehensive set of noise abatement procedures be implemented that will likely reduce the aircraft noise level in Windemere and other adjacent communities. Mr. Kushner also indicated that some of the procedures used by the airport traffic are governed by the FAA for safety reasons and cannot be changed by the airport.

Next Trustee Meeting: October 19, 2017 at 6:00