

**Windemere Homeowners Association  
Trustee Meeting Minutes, November 20, 2017**

Present: Ron Simmons and Ron O'Rear.

Meeting Minutes: The Meeting Minutes from the October 19, 2017, Trustee Meeting were approved.

Treasurer Report: As of November 20, 2017, there is a balance of \$3,523.11 in the checking account.

Budget vs. Actual: We are \$1,117.85 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 (\$137.15), unplanned purchase of a Windemere ink stamp for check deposits (\$25.61), and unplanned secretarial cost for the special meeting announcement (\$110.05).

Plan Review Committee: A homeowner's application for installation of a standard aluminum fence was approved.

Neighborhood Directory: A new Neighborhood Directory was distributed to the homeowners.

Pine Tree Removal: The cost estimate for removing the dying pine tree on the north side of the Abbey Lane entrance was \$250.00 to cut the tree and haul away the debris. The estimate for removing the stump is \$250.00.

Pear Tree Trimming: The Bradford Pear trees along Windemere Way will be reassessed next year to determine if they require trimming. The Horticulturist who last trimmed the trees recommended not trimming the trees yet.

Draft 2018 Budget: The Trustees reviewed the draft 2018 budget. The 2018 budget will be finalized the first week of December 2017 and distributed with the Annual Fee Notification Letters.

Annual Fee Amount: The Trustees established the annual fee amount for the Windemere homeowners for 2018 at \$150.00.

Notification Letters to Homeowners: The notification letters to the Windemere homeowners will be mailed the second week of December 2017.

Annual Meeting: The Windemere HOA Annual Meeting will be held on Sunday, January 7, 2018 at 2:00pm at Ron and Bonnie Simmons' house.

Replacement Trustee: Barb Skusa resigned as temporary Trustee due to medical issues. The Trustees will solicit a volunteer to replace Barb and run for the open Trustee position in the 2018 elections.

ODOT Meeting: The US 35 Superstreet ODOT Public Meeting is scheduled for November 28, 2017 at 7pm at the City of Beavercreek Maintenance Facility, 789 Orchard Lane. The Trustees distributed the meeting information and supporting documentation to the Windemere homeowners.

Next Trustee Meeting: January 7, 2017 after the Annual Homeowners Meeting.