

**2016 WINDEMERE HOMEOWNERS ASSOCIATION
ANNUAL MEETING MINUTES, JANUARY 7, 2018**

Time: 2:00 p.m.
Place: Home of Ron and Bonnie Simmons
Present: Ron Simmons, Trustee and President
Ron O'Rear, Trustee and Treasurer
Seven Windemere homeowners

All homeowners attending the annual meeting checked in and verified their contact information on the Attendance Sheet.

Ron Simmons welcomed everyone to the annual meeting and thanked the homeowners for attending.

Ron Simmons reviewed the Trustee activities for the 2017 year.

We began the year with \$2,779.69 in our checking account and ended the year with \$3,108.88 to start 2018.

The 2017 annual fee of \$110.00 was less than the 2016 annual fee of \$125.00 due to less incurred cost budgeted for 2017. However, the 2018 annual fee will be increased to \$150.00 to cover the added cost of repainting the entrance signs. Ron Simmons complimented Ron O'Rear for the accuracy of the 2017 Budget noting that the actual 2017 costs per homeowner were \$4.29 less than the actual 2017 annual fee amount per homeowner.

All 76 homeowner fees for the year were paid with 6 overdue notices sent out. One homeowner was delinquent until May 2017 due to them selling their home.

We again reduced the Buckeye EcoCare maintenance cost by paying the entire fee at the beginning of the year. However, Buckeye EcoCare costs increased by \$13.80 in 2017.

Water usage for the entrance irrigation systems was about the same as in 2016. We had to replace the faulty Backflow Valve on the Windemere Way irrigation system in 2017 at an unplanned cost of \$480.00.

The audit by Shannon & Co. found no irregularities. Our cost for the audit in 2017 was \$611.00, \$25.00 more than in 2016.

The Planning Committee reviewed three items this year and approved all three.

The new LED lighting has reduced the DP&L costs and required no maintenance this year. The reduction in lighting costs has been reflecting in the 2018 budget.

The Trustees contracted with Country Club of the North in 2017 to maintain and cut the grass at the entrances, perform bi-weekly weeding, trim the shrubs twice annually, and mulch the beds. As a result of using the Country Club of the North for landscaping services the grass areas along Shepherd Road are being better maintained and cut.

The annual neighborhood picnic was held again this year at no cost to the HOA and all attendees had a good time. Thanks to all involved in making this annual event a success, especially Ron and Bonnie Simmons and their family who organized and run this yearly event. Ron Simmons asked the attendees if there were any suggestions for improving the annual picnic and one of the attendees suggested adding food items for vegetarians.

There are five new Windemere homeowners in 2017.

A Special Homeowners Meeting was held in 2017 to discuss the pending Greene County Airport runway extension and aircraft overflight noise concerns. Ron Simmons then met with the Regional Airport Manager to voice the neighborhood concerns and to propose flight procedure changes to reduce aircraft noise levels over the development. Ron reviewed the results of the Special Homeowners Meeting and the subsequent meeting with the Greene County Regional Airport Manager. Ron responded to questions on the

expected completion date for the runway extension, the likelihood of jet basing at the airport, and the effect of the implemented usage and approach changes by the Airport Manager. Airport usage and noise from aircraft remain a concern for the homeowners.

Additional Trustee activities in 2017 included arranging for added Sheriff patrols of the neighborhood, contacting Greene County on a drainage problem, notifying residents of pending changes to US35, notifying residents of raccoon problems, obtaining estimates for repainting the entrance signs, obtaining advice on when to prune the entrance trees, obtaining an estimate for removing a dying pine tree at the Abbey Lane entrance, coordinating repair of the entrance grass area damaged during pipeline installation, and unsuccessfully attempting a remedy for making the entranceways more visible at night.

Question: Can the Trustees add bicycle reflectors or other signs to help make the entrances more visible?

Answer: The Trustees will review the entrance visibility and consider contacting Greene County to ask if there is anything that the county can do to improve visibility.

The Trustees extend a special thank you to Rick Courtney for maintaining and posting information to our Windemere HOA Web Site at windemere-hoa.com.

Cindy Lawson resigned as Trustee due to personal reasons. Barb Skusa volunteered to temporarily fill the vacant Trustee position until new elections could be held but also had to resign for personal reasons. Ron O'Rear assumed the added duty as Secretary pending the 2018 election for a new Trustee. Ron Simmons recognized Ron O'Rear for his support and effort as acting Secretary.

Question: Will Greene County continue to repair the roads in 2018?

Answer: Yes, Beavercreek Township will continue the repair of the storm drains in 2018 in preparation for repaving the roads in the Windemere neighborhood. Some of the drain areas have washed out so the areas need

to be dug out and rocks dumped into the areas to stabilize the road. The Trustees will contact Greene County to try and determine the dates that the neighborhood roads will be repaired.

Ron O'Rear reviewed the 2017 Treasurer's Report. Ron reminded the attendees that 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.

The HOA began the 2017 year with \$2,779.69 in our checking account and ended the year with \$3,108.09 in the checking account, increasing our reserve amount by \$328.40. The 2017 actual income was \$8,362.63 and the 2017 actual expenses were \$8,034.23. Ron noted that the ending balance in the checking account was \$.01 more than previously reported due to a one cent increase in checking account interest for December 2017. Ron described how the Treasurer's Report is monthly-based so that homeowners can see the monthly income and expenses as well as the purpose of the expenses. The major unplanned expense for 2017 was the replacement of the Windemere Way irrigation system backflow valve that failed inspection.

Ron O'Rear reviewed the 2017 Budget vs. Actual Report.

Our budgeted expenses for the 2017 year were \$7,085.15. Our actual expenses for 2017 were \$8,034.23 or \$946.45 more than planned. Income for 2017 was \$8,362.63 so actual expenses were \$328.40 less than the 2017 income. Expenses exceed income in 2017 due to the an unplanned legal fee to determine if our covenants prevented homeowners from renting out a room; removal and replacement of the Windemere Way irrigation system backflow valve; increased cost for our liability insurance, Buckeye EchoCare, our annual audit, and maintaining the entrance beds; and unplanned expenses for the Special Homeowners Meeting to discuss the impact to the Greene County Airport Runway Extension.

Ron O'Rear presented the 2018 Budget.

The 2018 budget amount was based on reviewing the actual expenses for 2017, eliminating the unplanned expenses that are not expected to occur in 2018, escalating the 2017 expenses to reflect the anticipated increase in 2018, and adding the additional new items expected for 2018, including repainting the entrance sandblasted signs and removing the dying pine tree at the Abbey Lane entrance. These added costs for 2018 resulted in a planned budget of \$10,940.53 for 2018 with \$11,402.62 in planned income in 2018 from the annual HOA fees of \$150.00 per homeowner and checking account interest. The resulting 2018 budget will result in a positive variance of \$462.09 to be added to the reserves or cover unplanned expenses for 2018.

Bob Gardner was elected as a Windemere Homeowners Association Trustee for the next three years. There were no other candidates. There were 7 yes votes and 0 no votes for Bob at the meeting. There were 19 yes votes, 0 no votes, and 1 abstention for Bob by absentee voting. Therefore, the final vote tally for Bob Gardner was 26 yes votes, 0 no votes, and 1 abstention.

Ron Simmons thanked everyone for attending the meeting.

The meeting adjourned at 2:45 p.m.