

**Windemere HOA Trustee Meeting Minutes**  
**05/03/2018**

Attendees – Ron Simmons, Ron O’Rear and Bob Gardner

**1. Opening**

- 1.1. Ron Simons opened the meeting at 6pm
- 1.2. Previous meeting minutes were approved

**2. Treasurer Report**

2.1. Ron O’Rear reviewed the financial reports. YTD Budget Performance through 04/30/18 is summarized below:

	Budget	Actual	Variance
Income YTD	\$11,251.14	\$11,101.54	(\$149.60)
Expenses YTD	\$2,320.45	\$2,059.42	\$261.03
Net YTD Budget Variance			\$111.43
Cash on Hand at the end of the Month			\$12,150.21

- 2.2. Ron Simmons visited the property owners who haven’t paid their 2018 dues to remind them that they are in arrears.
- 2.3. Two dues payments were received in April, leaving 1 outstanding at month-end.

**3. Plan Review Committee Report**

- 3.1. No requests are in process

**4. Old Business**

4.1. **Drainage Issue** – The group discussed the drainage issue reported by Phyllis Beck.

Ron O’Rear and Bob Gardner reported that they met with county officials to assess the situation and to determine corrective action needs. A detailed report of the meeting was prepared by Ron O’Rear. Key findings from the meeting included: 1) the HOA is responsible for the drainage pipe that runs along the rear of the properties involved, 2) individual property owners are responsible for routing surface water to the are draining pipe intakes, and 3) responsibility for clearing the drainage ditch located on the Arnold’s property remains unclear. The trustees agreed that the drainage ditch maintenance issue needs to be addressed. However, no funds were authorized at this time.

The trustee’s also discussed Phyllis Becks’ question relative to how the covenants might limit mitigation strategies for addressing the seepage in her back yard from a natural spring. After reviewing the relevant clause, the Trustee’s agreed that the covenants do not preclude Phyllis from addressing the problem as discussed.

- Ron O’Rear will follow-up with the county to determine responsibility for maintaining the drainage ditch.
- Bob Gardner will communicate with Phyllis Beck regarding her question about possible restrictions related to underground seepage possibly coming from a spring.

4.2. **Landscape Lighting**– Ron O’Rear repaired the broken well light enclosure at the Windemere Way entrance. No expenditures were involved.

4.3. **Irrigation System Activation**– Ron O’Rear reported that the Abbey Lane entrance irrigation system is working properly. However, the system will remain turned off until the backflow value can be certified. The system located at the Windemere Way entrance is also not operational – due to the pending installation of a repaired backflow valve.

- Ron O’Rear will follow-up with the contractor to determine when the backflow value will be installed at the Windemere Way entrance.

**5. New Business**

5.1. **Street Repair** – Ron O’Rear reported that during the meeting with county officials regarding the drainage issue, he was advised that Windemere is slated for street repairs during 2018 and repaving in 2019.

## **6. Closing**

- 6.1. Next Meeting – set for 6pm on 06/07/18 at Ron O'Rears' home
- 6.2. Ron Simons closed the meeting at 7:00pm

Prepared by Bob Gardner  
05/07/18