

**Windemere Annual HOA Meeting
February 3, 2019
Meeting Minutes**

Attendees

Ron & Bonnie Simmons	Kevin & Suzanne Bell	Paul & Cheryl Seybold
Ron & Sue O'Rear	JJ & Gail M Dale	
Bob Gardner	John & Patricia Drake	

1. Opening

- Ron Simmons opened the meeting at 2:00pm

2. 2018 Year in Review

- Ron Simmons reviewed key highlights from 2018 (a copy of the 2018 Year In Review is attached).

3. 2018 Financial Summary

- Ron O'Rear reviewed the 2018 financial results summary that was provided to the attendees and previously emailed to the homeowners.
- Ron also reported that all 2018 annual fees were received.
- 2018 budget performance was reported in the January Trustee meeting minutes and repeated below:

Final 2018 Budget vs Actuals	Budget	Actual	Budget Variance
Income YTD 2018	\$11,402.62	\$11,423.26	\$20.64
Expenses YTD 2018	\$10,940.53	\$10,968.16	(\$27.63)
Net Variance 2018	\$462.09	\$455.10	(\$6.99)
Cash on Hand at the end of December 2018			\$3,563.19

4. 2019 Approved Budget

- Ron O'Rear reviewed the approved 2019 budget that was provided to the attendees.
- The 2019 budget reflects a reduction in the annual fee from \$150.00 to \$125.00 per property while still increasing the contingency reserve by \$835.84 to \$4,419.13 to address unplanned expenses that may occur.
- No unusual expenses are expected in 2019.

5. Questions & Answers

- An attendee requested the Trustees ask the lawn care contractors (Country Club of the North) to refrain from cutting the NW corner of Windemere Way and Indian Ripple. The homeowner volunteered to cut the area themselves to avoid lawn damage.
- An attendee suggested changing the date of the Annual Windemere Picnic to avoid conflict with other activities. Ron Simmons indicated that a date change would be considered to prevent conflicts.
- An attendee mentioned that it appears a snowplow crossed the curb along the southern side of Windemere Way and damaged a small section of turf. The attendee asked whom to contact in Greene County to report the damage.
- An attendee indicated that a collapsed drainage pipe along the rear of Yorkshire Lane properties was repaired.
- An attendee raised a concern about on-street parking blocking driveway access. Ron Simmons indicated that the attendee should discuss their concern with the neighbor who is parking on the street. Otherwise neighbors would have to contact Greene County about their concerns.
- An attendee suggested that the trustees contact the Greene County Airport manager regarding the noise abatement protocol to assure that the airport continues to proactively communicate the protocol to pilots using the airport. Ron Simmons agreed to do so.

6. Trustee Election

- Ron Simmons received all of the 23 votes cast in the election for Trustee. Ron will continue as a Trustee for an additional 3-year term (running through 2021).

7. Adjourn

- Ron Simmons closed the meeting at 3:00pm

Prepared by Bob Gardner

02/06/19

WINDEMERE HOMEOWNERS ASSOCIATION
2018 REVIEW

We began the year with \$3,108.88 in our checking account and ended the year with \$3,563.19 to start 2019.

Annual Fees . . . All 76 homeowner fees for the year were paid with ten overdue notices sent out.

Buckeye Ecocare . . . We again reduced this cost by paying the entire fee at the beginning of the year. Cost for 2018 were \$13.91 less than in 2017.

Entrance Lighting Systems . . . We had to repair all four entrance lighting systems in 2018 at an unplanned cost of \$213.00.

Irrigation Systems . . . Water usage was about the same as in 2017. We had to repair two broken pipes on the Windemere Way irrigation system at an unplanned cost of \$850.69.

Entrance Sign Repainting . . . The four entrance signs were repainted in 2018 at a cost of \$2,252.25, a cost savings of \$747.75 less than the planned cost of \$3,000.00.

Annual Audit . . . The audit by Shannon & Co. found no irregularities.

HOA Liability Insurance . . . Our insurance cost for 2018 was \$611.00, the same as in 2017.

Plan Review Committee . . . No plan review requests were received this year.

Planting Areas . . . We contracted with Country Club of the North to maintain the entrances by cutting the grass areas, performing bi-weekly weeding, twice annually shrub trimming, and mulching of the beds. The Country Club of the North also removed broken limbs from the trees along Indian Ripple Road.

Damaged Tree Light Well . . . Ron O'Rear repaired a broken tree light well on Windemere Way at no cost to the Homeowners.

Pine Tree Removal from Abbey Lane Entrance . . . The pine tree at the Abbey Lane Entrance did not need to be removed so the planned \$500.00 expenditure was not spent.

Shepherd Road Maintenance . . . Ron Simmons contacted CCN on regular grass cutting of the area along Shepherd Road and CCN agreed to mow the area every two weeks.

Annual Neighborhood Picnic . . . The annual neighborhood picnic was held again this year with no issues and all had a good time at no cost to the HOA. Thanks to all involved in making this a success, especially Ron and Bonnie Simmons who organized and ran this yearly event.

Trustee Support . . . Trustees responded to a number of homeowner concerns this year including:

- Drainage Issue – A drainage issue involving several properties along Yorkshire Lane was reported. The Trustees worked with the reporting property owner and Greene County officials to assess the problem and develop possible remediation strategies.

- Trailer Parking – Several reports were received regarding a trailer parked in a driveway for extended periods. Ron Simmons worked with the property owner to resolve the matter.
- Broken Mailbox – Several inquiries were received regarding two broken mailboxes. Ron Simmons worked with the appropriate property owners to assure the mailboxes were repaired.
- Street Parking – One inquiry was received regarding a car that had been parked on the street for an extended period. Although there are no restrictions in the covenants regarding street parking, Ron Simmons was able to work with the property owner to resolve the matter.
- Airplane Noise – Several emails were distributed by individuals expressing concerns with air traffic and noise. Ron Simmons contacted the Airport Manager (Dave Kushner), who reported the airport is continuing to emphasize noise abatement procedures. Mr. Kushner provided a letter that outlined changes in the Air Force AAL training program and the noise abatement policy.

New Homeowners . . . There were four new homeowners in 2018.

Windemere Web Site . . . A special thank you to Rick Courtney for maintaining and posting information to our Windemere HOA Web Site.

All in all, it was a good year.