

Windemere HOA Trustee Meeting Minutes
03/07/19

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

1. Opening

- Ron Simmons opened the meeting at 6pm.

2. Meeting Minutes

- Previous annual homeowners meeting minutes were approved.

3. Treasurer Report

- Ron O’Rear reviewed the financial reports. YTD Budget Performance through 02/28/19 is summarized below:

	Budget	Actual	Variance
Income YTD	\$8,750.72	\$8,750.67	(\$0.05)
Expenses YTD	\$1,143.08	\$1,179.81	(\$36.73)
Net YTD Budget Variance			(\$36.76)
Cash on Hand at the end of the Month			\$11,134.05

- Ron O’Rear explained that a large part of the Expenses YTD variance was due to DP&L misreading the electric meter on the Windemere Way entrance and overcharging for the amount of electricity actually used. Ron contacted DP&L and DP&L will adjust the March DP&L bill to remove the overcharges.
- The financial reports were approved.

4. Plan Review Committee Report

- Ron Simmons mentioned that one property owner has expressed interest in installing a swimming pool later this year. Ron explained the plan review process to the property owner. No further action is warranted until plans are submitted.

5. Annual Fee Receipt Status

- Ron Simmons sent second notice reminder letters to the property owners who have outstanding balances.
- As of 3/7/19, 6 property owners have not paid the annual fee for 2019.

6. CCN Lawn Cutting Restriction

- At the annual homeowners meeting in February, an attendee requested that the Trustees ask CCN to refrain from cutting the grass on the NW corner of Windemere Way and Indian Ripple. The homeowners volunteered to cut the area themselves to avoid lawn damage.
- Ron Simmons will call the CCN Maintenance Supervisor prior to the start of the seasonal cutting to convey the request.

7. Snowplow Damage on Windemere Way

- At the annual homeowners meeting in February, 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.
- As follow-up, Ron Simmons has spoken to the contractor to report the issue. A remaining concern relates to potential damage to the irrigation system along the roadside. However, we will not be able to detect any issues until the system is activated in the spring. No further action is planned until then.

8. Green County Airport Manager Reminder

- At the annual homeowners meeting in February, 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 affirmed his intention to make the contact in the spring, when the weather warms, and air traffic increases.

9. Tree Removal on Indian Ripple

- Ron O'Rear reported that a tree that had fallen along Indian Ripple was removed by the county. It appears the stump that remains is on private property, so any additional action, if warranted, will be the responsibility of the property owner.

10. Irrigation System Activation Proposal

- Ron O'Rear reviewed the proposals submitted by Essential Landscaping & Irrigation for performing irrigation services for 2019. The trustees agreed to approved the startup, backflow certification and winterization phases for both entrances as proposed by the vendor. However, the mid-season checks were not approved.
- Ron O'Rear will approve the adjusted quote and pay for the irrigation services.

11. Other Business

- Ron O'Rear reported that CCN has trimmed the evergreen trees behind to the entrance signs and cleared all the debris from beneath the trees. The trustees discussed the possibility of adding additional landscaping under the trees, but decided wait until the mulch application has been completed before considering further planting.

12. Closing & Next Meeting

- Next Trustee Meeting – set for 6pm on 04/11/19 at Bob Gardners' home.
- Ron Simmons closed the meeting at 7:00pm.

Prepared by Bob Gardner
03/09/19