

Windemere HOA Trustee Meeting Minutes
04/11/19

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 03/31/19 is summarized below:

	Budget	Actual	Variance
Income YTD	\$9,126.14	\$9,251.04	\$124.90
Expenses YTD	\$1,816.41	\$2,158.18	(\$341.77)
Net YTD Budget Variance			(\$216.87)
Cash on Hand at the end of the Month			\$10,745.05

- Ron O’Rear reported there was one unplanned expense during March for 319.65 that was paid to Country Club of the North for landscaping services.
- The financial reports were approved.

4. Plan Review Committee Report

- Swimming Pool Proposal - Ron Simmons reported that plans for a swimming pool addition were submitted to the Plan Review Committee. After determining that the plans were in full compliance with Windemere and local government regulations, the Plan Review Committee recommended to the trustees that the proposal be approved. The trustees reviewed the proposal, relevant covenants and restrictions and voted to approve the proposed fence, pool and landscaping. Ron Simmons will prepare a letter to communicate the results to the applicant.

5. Annual Fee Receipt Status

- Ron O’Rear reported that all annual fees for 2019 have been received.

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 to convey the request.

7. 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 will contact the Airport Manager to communicate our request.

8. Other Business

- Ron O’Rear reported that he was contacted by a new homeowner who is interested in installing fencing at some point in the future. Ron explained the approval process to the homeowner.

9. Closing & Next Meeting

- Next Trustee Meeting – is set for 6pm on 05/13/19 at Ron Simmons’ home.
- Ron Simmons closed the meeting at 7:00pm.

Prepared by Bob Gardner
04/13/19