

Windemere HOA Trustee Meeting Minutes
11/26/19

Attendees – Ron Simmons and Ron O'Rear

1. Opening

- Ron Simmons opened the meeting at 6:10 pm.

2. Meeting Minutes

- Previous meeting minutes were approved.

3. Treasurer Report

- Ron O'Rear reviewed the financial reports. YTD Budget Performance through 10/31/19 is summarized below:

	Budget	Actual	Variance
Income YTD	\$9,502.99	\$9,503.01	(\$0.02)
Expenses YTD	\$7,910.32	\$6,678.61	\$1,231.71
Net YTD Budget Variance			\$1,231.73
Cash on Hand at the end of the Month			\$6,387.59

- The financial reports were approved.

4. Plan Review Committee Report

- No requests were received this month.
- Paul Werke conducted a property survey in preparation for installing fencing on his property and the survey disclosed an error in the location of his and his neighbor's property boundaries. The property line error was jointly resolved by the involved parties and Paul is proceeding with his fence installation.

5. Trash Collection

- Ron Simmons reported that repeated attempts to contact Waste Management and Rumpke failed to produce any responses or proposals. The trustees agreed to table the matter for the time being.

6. 2020 Budget

- Ron O'Rear presented a proposed budget for 2020. The budget reduces the annual HOA fee from \$125 to \$105 while still maintaining a projected reserve of approximately \$6,000.
- The trustees approved the budget.

7. Annual Meeting

- The annual meeting is scheduled for Sunday, 02/09/20 at 2pm at Ron Simmons' home.
- Ron O'Rear shared a draft meeting notice for consideration. The notice will be adjusted to reflect the final financial items and mailed mid-December.

8. Other New Business

- No other new business items were discussed.

9. Closing & Next Meeting

- Next Trustee Meeting – is set for 6pm on 12/12/19 at Bob Gardner's' home.
- Ron Simmons closed the meeting at 7:00 pm.