

**Windemere Annual HOA Meeting
February 9, 2020
Meeting Minutes**

Attendees

Ron Simmons	Laura Snyder	Kimberly Leaman
Bonnie Simmons	Karyl Bulugaris	Phyllis Beck
Bob Gardner	Karen DeVite	Marianne Garcher
Ron O'Rear		

1. Opening

- Ron Simmons opened the meeting at 2:05pm.
- All attendees were invited to introduce themselves to the group.

2. 2019 Year in Review

- Ron Simmons reviewed key highlights from 2019 - including:
 - There were five new homeowners in 2019.
 - The Annual Neighborhood Picnic was held on 9/22 and was well received by all who attended.
 - The drainage issue behind Yorkshire properties was resolved thanks to Arnold Properties cleaning out the drainage ditch on their property.
 - The remaining storm drain repairs should be completed in time for the streets to be repaved this summer.
 - 100% of the 2019 annual fees were paid.
 - The Plan Review Committee received 6 requests, and the Trustees approved 5, related to various proposed additions.
 - The Trustees thanked Rick Courtney on behalf of the HOA for maintaining the Windemere HOA website.
- Ron completed the review by inviting suggestions regarding any HOA activities.

3. 2019 Financial Summary

- Ron O'Rear reviewed the 2019 financial results summary that was provided to the attendees and previously emailed to all homeowners (copy attached).
- 2019 budget performance was reported in the January Trustee meeting minutes and repeated below:

Final 2019 Budget vs Actuals	Budget	Actual	Budget Variance
2019 Income	\$9,503.21	\$9,503.41	\$0.20
2019 Expenses	\$8,647.27	\$7,293.60	\$1,353.67
2019 Net Variance	\$855.94	\$2,209.81	\$1,353.87
Cash on Hand at the end of December 2019			\$5,773.00

4. 2020 Budget

- Ron O'Rear introduced the approved 2020 budget that was provided to the attendees and previously emailed to all homeowners.. The 2020 budget reflects a planned income of \$7,983.39 versus planned expenses of \$7,784.10, leaving a \$199.29 contribution to the reserve. As a result, the planned reserve for the end of 2020 will increase to \$5,972.29.
- The 2020 budget reflects a reduction in the annual fee from \$125.00 to \$105.00 per property.
- No unusual expenses are expected in 2020.

5. Questions & Answers

- The attendees thanked the Trustees for their efforts and support in 2019 and commended Ron O'Rear for his maintenance and reporting of the HOA financial information.
- An attendee suggested that Windemere consider establishing a single provider for garbage and recycling collection to get a reduced rated. The attendee cited an example in which another development was able to obtain a rate of \$15 per month per homeowner for garbage and recycling collections. In that development the HOA included the cost of collection in the annual fee assessments and the HOA paid the bill for the entire development. Ron Simons mentioned

that Windemere had tried on multiple occasions to accomplish the same arrangement during 2019, but did not receive responses from either of the 2 companies that provide collection services in our development. The attendee indicated that they would provide additional information to Ron Simmons about the other development and their arrangement.

6. Trustee Election

- Ron O'Rear received all of the 22 votes cast in the election for Trustee. Ron will continue as a Trustee for an additional 3-year term (running through 2022). Ron thanked the association members for reelecting him for another term.

7. Adjourn

- Ron Simmons closed the meeting at 2:30pm

Prepared by Bob Gardner
02/10/20

Windemere Homeowners Association

2019 Financial Summary

Greetings Windemere Homeowners,

For your information prior to our Annual Homeowners Meeting to be held on February 9, 2020, at Ron Simmons' house at 2pm, I am providing the following Windemere HOA financial summary along with the actual Budget vs. Actual expenditures for 2019, the final 2019 Treasurer's Report, and the approved Budget for 2020.

The Windemere HOA began 2019 with \$3,563.19 in our checking account, received \$9,500.00 in annual fees (\$125.00 per homeowner) and received \$3.41 in interest on our checking account for a total actual income of \$9,503.41. The HOA spent \$7,293.60 for 2019 expenses. The actual 2019 expenses of \$7,293.60 were \$1,353.85 less than the 2019 budgeted amount of \$8,647.27. The \$2,209.81 variance between the actual income of \$9,503.41 and the actual expenses of \$7,293.60 for 2019 increased our checking account to \$5,773.00 to begin 2020.

The largest planned expense for 2019 was mulching and trimming the four entrance beds. The actual cost for mulching and trimming was \$1,067.50, or \$154.79 less than the budgeted cost of \$1,222.29

The largest unplanned expenses for 2019 were the unplanned entrance tree trimming expense at \$319.65 and the unplanned repair expense for the Windemere Way irrigation system at \$108.96.

In 2019 the Trustees contracted with Country Club of the North to maintain the entrance landscaping to include weeding the four beds bi-weekly, trimming the plants, and mulching the beds. The 2019 actual cost for this service was \$3,367.49. These 2019 costs were \$891.34 lower than budgeted for 2019.

The 2019 Greene County Sanitary Engineering expenses for irrigating the landscaping were \$162.32 less than the 2019 budgeted amount.

The 2019 Dayton Power and Light expenses for lighting the landscaping were \$57.03 more than the 2019 budgeted amount due to an increase in electrical rates in 2019.

The remaining 2019 expenses were about the same as in previous years, including annual insurance coverage (no change), annual audit (\$8.33 more), and annual post office box rental (no change).

For 2020, the Trustees used the 2019 actual expenses as the basis for the 2020 estimated budget. The resulting 2020 budget assumes estimated expenses of \$7,784.10 and estimated income of \$7,980.00 plus \$3.39 in earned interest on our checking account. The \$199.29 in estimated 2020 income above the estimated 2020 expenses will be used to increase the amount of our Ohio State mandated financial reserves for the HOA to \$5,972.27 by the end of 2020, assuming no unplanned expenses will occur in 2020.

If you have any questions on these Windemere Homeowners Associations financial summaries and spreadsheets plus contact me or any of the other Trustees.

Sincerely,

Ron O'Rear
Trustee and Treasurer