

**Windemere HOA Trustee Meeting Minutes**  
**05/28/20**

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

**1. Opening**

- Ron Simmons opened the meeting at 6:00 pm.

**2. Meeting Minutes**

- Previous meeting minutes were approved.

**3. Financial Report**

- Ron O’Rear reviewed the financial reports. YTD Budget Performance through 04/30/20 is summarized below:

	Budget	Actual	Variance
Income YTD	\$7,981.38	\$8,011.54	\$30.16
Expenses YTD	\$2,265.46	\$1,992.69	\$272.77
Net YTD Budget Variance			\$302.93
Cash on Hand at the end of the Month			\$11,249.85

- The financial reports were approved.

**4. Plan Review Committee Report**

- Ron Simmons reviewed the request received from Paul and Diane Wernke regarding the proposed installation of raised vegetable beds in their back yard. The request has been reviewed by the Plan Review Committee and approved by a majority vote. Based on the findings of the Plan Review Committee, the Trustees voted to approve the request.

**5. Consolidated Trash Collection Proposal**

- Bob Gardner reviewed the results of the recent vote of property owners regarding the proposal received from Rumpke for consolidated trash collection. The proposal was soundly defeated, with 84% of the 45 votes received rejecting the proposal. Interestingly, 14 (or 31%) of the respondents indicated they are currently paying less than the rate proposed by Rumpke.

**6. Entrance Maintenance**

- Due to the Covid-19 pandemic, Country Club of the North found it necessary to discontinue providing mowing and weeding services to Windemere. In order to locate a new landscaping provider, Ron O’Rear sent out requests for bids to 8 landscaping services in the area. He received 4 responses, with bids ranging from \$132 to \$165 per week for mowing. The vendors selected for each service follow:

	Mowing	Weeding	Weeding Mulching
Vendor	Essential Landscaping	Essential Landscaping	Smith’s Landscaping
Frequency	Weekly	Monthly	Annual
Rate	\$132.41	\$110.00 (@ \$55/hour)	\$1699.00
Occurrences	26	8	1
Annual Cost	\$3,442.68	\$880.00	\$1,699.00

- Annual Budget Impact – the 2020 budget was based on CCN rates of \$66.19 per mowing and \$42.70 per weeding, leading to a total annual cost of \$2,360 for these two services. The corresponding Essential Landscaping costs for these services is \$4,323, representing an annualized increase of \$2,260.
- The trustees believe the current reserve will be able to absorb these increases for the balance of 2020. However, it may be necessary to increase the annual fees by approximately \$25 per property in 2021.

**7. Conflict Over Pool Noise**

- Ron Simmons reported that the parties involved have reached agreement regarding the matter of noise resulting from the pool.

**8. Other New Business**

- No new business was introduced.

**9. Closing & Next Meeting**

- Next Trustee Meeting – is set for 6pm on 06/11/20 Bob Gardners' home.
- Ron Simmons closed the meeting at 7:30 pm.

Prepared by Bob Gardner  
05/29/20