

Windemere HOA Trustee Meeting Minutes
07/09/20

Pre-Meeting

Four visitors attended the pre-meeting to communicate their concerns regarding the accent color added to home located at 225 Yorkshire Lane and the raised garden beds installed at 317 Yorkshire Lane.

- In attendance were:

Home Owners		Trustees	
Bonnie Essex	Boyd Smith	Ron Simmons	Bob Gardner
Barry Essex	Paul Wernke	Ron O'Rear	

- Ron Simmons opened the pre-meeting by reviewing the process used by the Plan Review Committee and Trustees to address change requests related to the areas addressed by the covenants. Although the attendees agreed that the process is consistent with the requirements of the covenants, there was considerable discussion regarding having the HOA consult with the home owners whose properties are adjacent to the property submitting a change request. Ron explained that this consultation step is performed for changes that involve exceptions, but not for requests that fully comply with the covenants. The trustees agreed that this step could be added as a courtesy, so long as everyone understands and accepts that any opinions collected during this consultation can have no bearing on the final decision.
- Accent color at 225 Yorkshire Lane – The HOA did not receive any request or notification related to the color change - which was appropriate since accent color changes are not governed by the covenants. After some discussion, everyone agreed that accent color is not governed by the covenants, and that the HOA has no authority to address color selection for existing properties. Ron Simmons reminded the attendees that, although the HOA has no authority in this matter, individual residents are free to communicate their concerns directly to the appropriate property owners.
- Raised beds at 317 Yorkshire Lane – The HOA had previously received and approved the request for the raised garden beds, and the beds appear to be installed in a manner that is consistent with the plans submitted by the home owner. However, the adjacent neighbors are not pleased with the addition, and wanted to express their concerns to the Trustees. There was considerable discussion regarding this matter. However, there were no resulting actions that might mitigate their concerns.
- Three attendees volunteered to be on the plan review committee – including Boyd Smith, Barry Essex and Paul Wernke.
- The pre-meeting ended at 7:05pm.

Trustees Meeting

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

1. Opening

- Ron Simmons opened the meeting at 7:05 pm.

2. Meeting Minutes

- Previous meeting minutes were approved.

3. Financial Report

- Ron O'Rear reviewed the financial reports. YTD Budget Performance through 06/30/20 is summarized below:

	Budget	Actual	Variance
Income YTD	\$7,982.00	\$8,012.28	\$30.28
Expenses YTD	\$4,390.53	\$4,650.99	(\$260.46)
Net YTD Budget Variance			(230.18)
Cash on Hand at the end of the Month			\$10,201.79

- The financial reports were approved.

4. Plan Review Committee Report

- Ron Simmons reported that no new requests were received during June and that no requests are currently in-progress.

5. Other New Business

- Ron O'Rear reported that the landscaping contractor is planning to address the landscaping beds on 7/16.

6. Closing & Next Meeting

- Next Trustee Meeting – is set for 6pm on 08/13/20 at Ron Simmons' home.
- Ron Simmons closed the meeting at 7:35 pm.

Prepared by Bob Gardner
07/12/20