

**Windemere HOA Trustee Meeting Minutes**  
**10/29/20**

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 for the period ending 09/30/20. Key budget performance indicators are summarized below:

	Budget	Actual	Variance
Income YTD	\$7,982.79	\$8,013.04	\$30.25
Expenses YTD	\$6,489.05	\$8,000.01	(\$1,510.96)
Net YTD Budget Variance			(\$1,480.71)
Cash on Hand at the end of the Month			\$5,786.03

- Ron explained that mowing and landscaping expenses are driving the overages.
- The 09/30 financial reports were approved.
- Rob shared an updated preliminary draft budget for 2021. The estimated dues for 2021 continue to run around \$150 per property.

**4. Plan Review Committee Report**

- Ron Simmons reviewed a request submitted by Kyle Kolsti regarding the potential replacement of their rear deck with patio pavers. Based on the feedback received from the plan review committee, Ron submitted the request to the Trustees for approval. The Trustees approved the request.

**5. Irrigation System Winterization and Repair**

- Rob O’Rear reported that winterization has been completed for the irrigation systems. However, during the process, the contractor detected leaks in the water line shut off valves that warrant repair. Ron indicated that he plans to contact a second plumber to review the situation and provide a recommendation.

**6. Resident Reported Concerns**

- Ron Simmons sent a letter to the Greene County Engineer requesting assistance in reducing the risks associated with increased traffic on speeds on Indian Ripple. Ron has not received a response as of this date.
- One resident reported that a bus has been parked on the street for an extended period. Ron Simmons will contact the property owner to discuss the matter and seek resolution.

**7. Other New Business**

- None

**8. Closing & Next Meeting**

- Next Trustee Meeting – is set for 6pm on 11/12/20 at Bob Gardners’ home.
- Ron Simmons closed the meeting at 6:30 pm.

Prepared by Bob Gardner  
10/30/20