

**Windemere HOA Trustee Meeting Minutes**  
**11/12/20**

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 10/31/20. Key budget performance indicators are summarized below:

	Budget	Actual	Variance
Income YTD	\$7,983.01	\$8,013.22	\$30.21
Expenses YTD	\$7,036.00	\$8,818.48	(\$1,782.48)
Net YTD Budget Variance			(\$1,752.27)
Cash on Hand at the end of the Month			\$4,967.74

- Ron reported that increased expenses related to mowing, landscaping and irrigation repairs are driving the budget overages.
- The 10/31 financial reports were approved.
- Ron shared an updated draft budget for 2021. The budget is designed to meet projected 2021 expenses while maintaining a \$5K reserve. The estimated dues required to support the 2021 budget are \$155 per property.

**4. Plan Review Committee Report**

- No activity.

**5. Irrigation System Winterization and Repair**

- Rob O’Rear reported that a second plumber found a shutoff valve that can be closed during the winter to eliminate any potential leakage, thereby avoiding costly repairs.

**6. Resident Reported Concerns**

- Indian Ripple Traffic Speeds - Ron Simmons reported that he has not heard from the Greene County Engineer regarding the letter he sent requesting assistance in addressing traffic speeds on Indian Ripple. Since a study is currently underway, the Trustees agreed that there is no reason to take any action at this time.
- Bus Parking – Ron Simmons reported that he contacted the bus owner to discuss the matter. The owner agreed to remove the vehicle from the street.

**7. Annual Meeting**

- The Trustees scheduled the annual meeting for 2/7/21. Due to the pandemic, the meeting will be held as a virtual meeting.
- Ron O’Rear will revise the annual notice to reflect updated financials and meeting details.
- Ron will also confirm that Zoom will meet our needs without cost.

**8. Other Business**

- None

**9. Closing & Next Meeting**

- Next Trustee Meeting – is set for 6pm on 12/10/20 at Ron Simmons’ home.
- Ron Simmons closed the meeting at 6:45 pm.

Prepared by Bob Gardner  
11/14/20