

**Windemere HOA Trustee Meeting Minutes**  
**06/10/21**

**Pre-Meeting**

Boyd Smite and Paul Wernke met with the Trustees to address a complaint related to alleged water drainage from the Wernke property onto the Smith property. Mr. Smith asserts that as a result of recent landscaping changes made to the Wernke property, water runoff has increased substantially to the Smith property, making his rear yard unusable.

Ron Simmons opened the discussion by clarifying that the HOA has no authority in this matter, but would be willing to facilitate a discussion designed to allow an open discussion of the issues, and hopefully achieve a mutually agreeable solution.

As a result of the discussion, Mr. Wernke indicated that he will modify a portion of the landscaping mound adjacent to the Smith property and remove or disconnect a drain pipe that was installed during the recent modifications. Mr. Smith expressed no objections to these proposed changes, but was not confident they would fully mitigate the issue. However, he did agree to hold further discussion until these changes are in place.

The pre-meeting ended at 6:50pm.

**Trustees Meeting**

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

**1. Opening**

- Ron Simmons opened the meeting at 6:50 pm.

**2. Meeting Minutes**

- The previous meeting minutes were approved.

**3. Financial Report**

- Ron O’Rear reviewed the financial reports for the period ending 05/30/21. Key budget performance indicators are summarized below:

	Budget	Actual	Variance
Income YTD	\$11,781.92	\$11,782.21	\$0.29
Expenses YTD	\$5,638.16	\$5,189.39	\$448.77
Net YTD Budget Variance			\$449.06
Cash on Hand at the end of the Month			\$13,335.32

- The 05/30/21 financial reports were approved.

**4. Plan Review Committee Report**

- Ron Simons reported that he received a request to install fencing at 290 Stratford. Ron communicated the information required by the Plan review Committee to evaluate the request.

**5. Welcome Packages**

- Ron O’Rear met with two new home owners to share welcome packages and to request contact information for the HOA registry. Ron plans to connect with 3 additional new homeowners when possible.

**6. Annual Picnic**

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- The Trustees agreed to reinstate the picnic this year. Ron Simmons will identify an appropriate date and communicate to Bob Gardner, who will send out save the date notices to the community. Ron Simmons will also investigate possible sources for renting play equipment for the youngsters.

**7. Resident Reported Concerns**

- One complaint was received regarding trailers and/or recreation vehicles parked at 3 properties. Ron Simmons will contact the property owners to attempt to resolve the matter.

**8. Other Business**

- None

**9. Closing & Next Meeting**

- Next Trustee Meeting – is set for 6pm on 07/15/21 at Ron O'Rears' home.
- Ron Simmons closed the meeting at 7:30 pm.

Prepared by Bob Gardner  
06/12/21