

Windemere HOA Trustee Meeting Minutes
10/21/21

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

1. Opening

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

2. Meeting Minutes

- The previous meeting minutes were approved.

3. Financial Report

- Ron O’Rear reviewed the financial reports for the period ending 09/30/21. Key budget performance indicators are summarized below:

Budget Analysis	Budget	Actual	Variance
Income YTD	\$11,783.04	\$11,783.56	\$0.52
Expenses YTD	\$8,940.30	\$7,474.80	\$1,465.50
Net YTD Budget Variance			\$1,466.02
Cash on Hand at Month End			\$8,112.25

- The 09/30/21 financial reports were approved.

4. Plan Review Committee Report

- A request was received from Mike Harris (245 Stratford Lane) to install basement steps, replace the patio, and add a pavilion in the rear of the property. The request was reviewed and approved by the Plan Review Committee and Trustees.

5. Annual Picnic

- A quick review of the picnic yielded no significant issues that warrant remediation. Although there was quite a bit of food remaining at the end, everyone agreed it was better to have a bit too much, than too little.
- Overall, the Trustee’s agreed the picnic was judged a success. Several of our newer residents attended, providing everyone with the opportunity to become better acquainted. Participant feedback was positive, with attendance estimated to be in the ballpark of 50 attendees.

6. Welcome Packets

- Ron O’Rear reported that he has not been able to connect with the new owners at 228 Yorkshire to deliver a welcome packet. He will continue his efforts until resolved.

7. Draft 2022 Budget

- Ron O’Rear shared an initial draft budget for CY 2022. The resulting discussion resulted in a couple of suggested adjustments. The anticipated annual fee requirement includes a decrease in fee amount for 2022.

8. Resident Reported Concerns

- No concerns were reported this month.

9. Other Business

- None

10. Closing & Next Meeting

- Next Trustee Meeting – is set for 6pm on 11/18/21 at Bob Gardners’ home.
- Ron Simmons closed the meeting at 6:30 pm.

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Prepared by Bob Gardner
10/22/21