

Windemere HOA Trustee Meeting Minutes
11/18/21

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 10/31/21. Key budget performance indicators are summarized below:

Budget Analysis	Budget	Actual	Variance
Income YTD	\$11,783.22	\$11,783.84	\$0.62
Expenses YTD	\$9,709.97	\$8,070.10	\$1,639.87
Net YTD Budget Variance			\$1,640.49
Cash on Hand at Month End			\$7,517.23

- The 10/31/21 financial reports were approved.

4. Plan Review Committee Report

- No requests were received and no previously submitted requests are in process.

5. Welcome Packets

- Ron O'Rear reported that he has still been unable to connect with the new owners of 228 Yorkshire to deliver a welcome packet. He will continue his efforts until resolved.

6. Draft 2022 Budget

- Ron O'Rear shared an updated draft budget for CY 2022. Based on current projections, it appears the trustees will be able to reduce the annual HOA fee to \$130 for 2022 (from \$155).

7. Annual Meeting Planning

- The annual meeting will be held on February 6, 2022 at 2pm at Ron Simmons's home.
- The annual fee letter is tentatively scheduled for distribution on or before 12/15/21 to communicate key information to homeowners. Additional details will follow as appropriate.

8. Resident Reported Concerns

- No concerns were reported this month.

9. Other Business

- Ron O'Rear reported that he has engaged a contractor to repair the lights at the Indian Ripple entrance.
- Ron also replaced a light bulb at the Shepherd entrance.

10. Closing & Next Meeting

- Next Trustee Meeting – is set for 6pm on 12/16/21 at Ron Simmons' home.
- Ron Simmons closed the meeting at 6:38 pm.

Prepared by Bob Gardner
11/19/21