

**Windemere HOA Trustee Meeting Minutes**  
**05/09/23**

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

**1. Opening**

- Ron Simmons opened the meeting at 6:08 pm.

**2. Meeting Minutes**

- The previous meeting minutes were approved.

**3. Financial Report**

- Ron O’Rear reviewed the financial reports for the period ending 04/30/23. Key budget performance indicators are summarized below:

<b>Budget Analysis</b>	<b>Budget</b>	<b>Actual</b>	<b>Variance</b>
Income YTD	\$12,161.72	\$12,011.67	(150.05)
Expenses YTD	\$5,959.31	\$3,815.13	\$2,144.18
Net YTD Budget Variance			\$1,994.13
Cash on Hand at Month End			\$11,953.61

- The 04/30/23 financial reports were approved.

**4. Plan Review Committee Report**

- The Plan Review Committee reviewed and approved a request submitted by Ron Simmons related to landscaping improvements. Based on the committee’s approval, the Trustees voted to approve the request.
- Ron O’Rear reported that he received an inquiry from a new property owner relative to adding fencing in their rear yard. Ron provided guidance regarding the procedure for securing approval for the addition.

**5. Flower Committee**

- The Trustees received and approved a proposed budget from Karen DeVite for adding flowers at the two entrances. Karen will recruit the resources required to help her plant the flowers.

**6. Welcome Package**

- Ron O’Rear reported that he sent a Welcome Packet to the new homeowner at 198 Stratford.

**7. Other Business**

- Ron O’Rear mentioned that the HOA may be able to secure a bouncy house for this summer’s picnic at a substantial discount from the Air Force MWR organization.

**8. Closing & Next Meeting**

- Next Trustee Meeting – is set for Thursday, 06/15/23 at 6pm at Bob Gardner’s home.
- Ron Simmons closed the meeting at 6:28 pm.

Prepared by Bob Gardner  
05/11/23