

**Windemere HOA Trustee Meeting Minutes**  
**06/14/23**

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

**1. Opening**

- Ron Simmons opened the meeting at 6:05 pm.

**2. Meeting Minutes**

- The previous meeting minutes were approved.

**3. Financial Report**

- Ron O'Rear reviewed the financial reports for the period ending 05/31/23. Key budget performance indicators are summarized below:

<b>Budget Analysis</b>	<b>Budget</b>	<b>Actual</b>	<b>Variance</b>
Income YTD	\$12,162.07	\$12,012.13	(149.94)
Expenses YTD	\$6,191.91	\$4,387.79	\$1,804.12
Net YTD Budget Variance			\$1,654.18
Cash on Hand at Month End			\$11,381.35

- The 05/31/23 financial reports were approved.

**4. Plan Review Committee Report**

- No requests were received in May or are currently in process.

**5. Annual Fee**

- Payments have been received for all home owners. However, one home owner still owes the late fees.
- Bob will reach out to the home owner to request payment of the \$50 late fee.

**6. Entrance Irrigation, Lighting and Sign Repairs**

- In response to receiving a report that several of the lights at the main entrance were not working properly, Ron O'Rear reported that he had to reset the circuit breaker to return the lights working status.
- Ron O'Rear reported that after noticing some of the newly planted flowers at the main entrance appeared to be under stress, he determined that the sprinkler controller was set improperly at 8 minutes. Ron corrected the setting.
- Ron O'Rear will communicate to Karen DeVite that the HOA will pay for any additional plantings that may be needed.

**7. Annual Picnic**

- The date for this years' picnic has been set for 09/17 (with 09/20 as the backup).
- Ron Simmons will reserve the bouncy house and slide with the Air Force MWR organization.
- Ron O'Rear will investigate placing signs at the exits to promote the picnic.

**8. Other Business**

- Bob Gardner mentioned that a couple of neighbors have complained about solicitors in the development. The Trustees agreed that we do not want to do anything that might discourage Windemere children from selling items in support of community organizations.
- Bob will investigate local regulations that might have a bearing on solicitors canvassing the community.
- Ron O'Rear reported that he has been in communication with Karen DeVite about repainting the entrance signs. The Trustees approved a budget limit of \$1,200 for the work. Ron will work with Karen to clarify requirements and pricing, and to determine if she is interested in taking on the project.

**9. Closing & Next Meeting**

- Next Trustee Meeting – is set for Thursday, 07/20/23 at 6pm at Ron Simmon's home.
- Ron Simmons closed the meeting at 6:50 pm.

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Prepared by Bob Gardner  
06/16/23