

Windemere HOA Trustee Meeting Minutes
07/20/23

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 06/30/23. Key budget performance indicators are summarized below:

Budget Analysis	Budget	Actual	Variance
Income YTD	\$12,162.40	\$12,172.49 8	10.09
Expenses YTD	\$6,792.82	\$4,984.85	\$1,807.97
Net YTD Budget Variance			\$1,818.06
Cash on Hand at Month End			\$10,944.65

- The 06/30/23 financial reports were approved.

4. Plan Review Committee Report

- No requests were received in June or are currently in process.
- Inquiries on house painting color and tree planting were received but those items are not Covenant items needing review.

5. Annual Picnic

- This years’ picnic is set for Sunday, 09/17 (with 09/24 as the backup).
- Ron Simmons has reserved the bounce house. Due to its’ size and weight, we will need to recruit a pickup truck to transport the equipment.
- Ron Simmons will investigate additional games that may be of interest to the attendees.
- Ron O’Rear received pricing for signs that can be placed at the entrances to promote the picnic. The Trustees approved the expense (\$54.80).
- Bob Gardner will distribute the first “save the date” notifications using the design provided by Ron Simmons.
- Ron Simmons reviewed the food items that will be provided by the HOA. Ron and Bonnie Simmons agreed to handle the food purchases.

6. Entrance Signage Repainting

- Ron O’Rear reviewed the proposal received from Karen DeVite for preparing and painting the entrance signs. The proposal was \$2,000, which is \$500 less than was paid the last time this work was performed. The Trustees voted to approve the proposal. Ron O’Rear will communicate the approval to Karen.

7. Other Business

- Christmas Decorations – Ron Simmons mentioned that the HOA may want to consider installing Christmas decorations at the entrances during the Christmas season. The Trustees are supportive of the idea, depending on community support and participation. Bob Gardner will distribute an email to the community to determine if the idea is supported and to identify potential volunteers.
- Website – Ron O’Rear mentioned that the Windemere website domain name license was renewed for another year with a slight increase in yearly cost.
- A homeowner complained about animal waste on the sidewalks but since the occurrence appeared to only happen once the Trustees elected not to send out a notice to homeowners to clean up after their pets.
- An issue with who should mow the grass at the Windemere Way entrance was resolved by the Trustees. Ron O’Rear will notify Ray DeVite to let the homeowner cut the grass under the trees on their lot while Ray continues to

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mow in front of the entrance sign on the Windemere HOA easement. Any issue with grass blown onto the roadway will be handled by the Trustees.

8. Closing & Next Meeting

- Next Trustee Meeting – is set for Thursday, 08/17/23 at 6pm at Ron Simmon's home.
- Ron Simmons closed the meeting at 6:40 pm.

Prepared by Bob Gardner
07/21/23