

Windemere HOA Trustee Meeting Minutes

08/17/23

Attendees – Trustees - Ron Simmons, Ron O'Rear and Bob Gardner, Guests – Fran Crowley, Kevin Bell

1. Opening

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

2. Resident Concerns

Fran Crowley and Kevin Bell attended the meeting to discuss their concerns relative to the proposed Beaver Creek Township Land Use Plan and noise from flight operations at the Greene County Airport.

2.1. New Beaver Creek Township Land Use Planning

Fran and Kevin reviewed the background regarding a proposed Land Use Plan (called The Community Plan) that was commissioned by the Beaver Creek Township. A request for comment on the new plan was circulated among a small group of interested Windemere homeowners by Jessica Dean, Beaver Creek Township Trustee, but not to all the Windemere homeowners. Jessica Dean indicated that the plan has not been accepted yet by the Township. It appears the proposed plan seeks to increase commercialization of the land adjacent to the Greene County Airport property and to revise the zoning definitions for existing property in the Beaver Creek Township. Since little information was provided about the proposed plan, it is difficult to assess the potential impact of the proposed changes on the Windemere homeowners. Fran and Kevin expressed their concern that if Jessica Dean had not provided information on the proposed Land Use Plan then the Windemere homeowners would not be aware of the pending changes nor of any potential impacts on the development. All attendees agreed that members of the Windemere community need to be better informed regarding any Township or county plans that have the potential to impact our community. Decisions and actions resulting from this discussion are:

- Ron O'Rear will meet with Jessica Dean, Beaver Creek Township Trustee, to gather more information regarding The Community Plan and to determine how the Windemere Community can remain informed on Beaver Creek Trustee activities.
- The Trustees will consider forming a Standing Committee comprised of Windemere homeowners for the purpose of collecting and distributing information on Beaver Creek Township activities that may potentially impact Windemere and to provide recommendations for responses as needed.

2.2. Noise from Greene County Airport Flight Operations

Fran and Kevin reported that, in their view, noise from Greene County Airport operations has increased since the last meeting on homeowner noise complaints, and that more planes are flying lower over the homes in the Windemere Development than in the past. Fran provided aircraft ground track graphs to support his and Kevin's concerns. Ron Simmons explained that, after visiting the Airport Manager and discussing the concerns about excess noise from flight operations, that the airport implemented rules designed to minimize the noise impact of departing and arriving aircraft. Ron Simmons explained that during landings (including touch and go practice) that a standard 2.5 degree glide slope for landing results in the landing aircraft being only 250 feet above the ground at a distance of a mile from the end of the runway. Since the Windemere Development is only a mile from the end of the Greene County Airport runway then normal flight operations for aircraft landing from the south would result in low flying aircraft near our development. For aircraft taking off, the aircraft should climb rapidly to a 1,500 feet and turn left away from the Windemere Development. Ron Simmons noted that departing aircraft will make more noise than landing aircraft since landing aircraft will be reducing power to their engines while departing aircraft will be increasing power. The Greene County Airport agreed to try to have most departing flights take off toward the north away from the Windemere Development and land from the south when the aircraft noise level is lower (winds permitting). The airport also encourages pilots to not turn over the Windemere Development when circling the airport for touch and go landing practice. Ron O'Rear noted that homeowner lawnmower and leaf blower noise was louder and lasted longer than aircraft noise but homeowner have not complained about lawnmower and leaf blower noise, just aircraft noise. Ron Simmons also pointed out that the airport has to follow FAA rules for operation and that those rules limit what the Airport Manager can do to try to reduce noise. The Windemere

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Trustees agreed that routine interaction with the Greene County Airport Manager would help ensure that homeowner noise complaints were considered in flight operations to the extent possible. Decisions and actions resulting from this discussion are:

- Ron Simmons will meet with the Greene County Airport Manager to confirm the flight rules that were implemented previously are still being followed and to voice the concerns of some of the homeowners that the noise levels have increased. Ron Simmons will also extend an invitation to Airport Manager to meet with Windemere homeowners to discuss the homeowner's noise concerns..
- The Windemere Trustees will consider forming a Standing Committee of interested Windemere homeowners for the purpose of maintaining a proactive working relationship with the Greene County Airport Manager.

3. Meeting Minutes

- The previous meeting minutes were approved as revised.

4. Financial Report

- Ron O'Rear noted that there was a \$69.00 error in the previous financial reports for June due to a debit for new checks not being included. Ron O'Rear provided corrected reports for June
- The corrected 06/30.23 financial reports were approved.
- Ron O'Rear reviewed the financial reports for the period ending 07/31/23. Key budget performance indicators are summarized below:

Budget Analysis	Budget	Actual	Variance
Income YTD	\$12,162.72	\$12,172.85	\$10.13
Expenses YTD	\$7,627.73	\$5,954.63	\$1,673.10
Net YTD Budget Variance			\$1,683.23
Cash on Hand at Month End			\$9,975.23

- The 07/31/23 financial reports were approved.

5. Plan Review Committee Report

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

6. Entrance Signage Repainting

- Ron O'Rear reported that the repainting has been completed, and based on feedback received, the community is happy with the results.

7. Annual Picnic

- This years' picnic is set for Sunday, 09/10 (with 10/1 as the backup date).
- Bounce House Pickup and Return - Ron Simmons has reserved the bounce house. Due to its' size and weight, we need to recruit a pickup truck to pick up the equipment on Friday and return it on Monday. Bob Gardner will ask a neighbor if they would be willing to use their truck to handle pickup and return.
- Entrance Signs - Ron O'Rear reported that the two Block Party Entrance Signs were completed by Signs Now and installed at the two entrances.
- Tables – Tom and Barb Skusa volunteered to provide fold up tables for the food again this year.
- Games - Ron Simmons will investigate additional games that may be of interest to the attendees.
- Food - Ron Simmons reviewed the food items that will be provided by the HOA. Ron and Bonnie Simmons will handle the food purchases.
- Email Notification - Ron Simmons will revise graphic for the notification email and share with Bob Gardner. Upon receipt, Bob will send a reminder to the community via email.

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8. Christmas Decorations Committee

- If there is sufficient interest, the Trustees will form a Christmas Decorations Committee to decorate the two entrances during the Christmas season. The committee would be tasked with developing a budget, purchasing and installing decorations, and coordinating storage after the holidays. Ron Simmons mentioned that his wife (Bonnie) would like to serve on the committee. After the Annual Picnic, Bob Gardner will distribute an email to the community to determine if the idea of Christmas decorations is supported and to identify additional volunteers for the committee.

9. Closing & Next Meeting

- Next Trustee Meeting – is set for Thursday, 09/14/23 at 6pm at Bob Gardner's home.
- Ron Simmons closed the meeting at 7:50 pm.

Prepared by Bob Gardner

08/19/23