

**Windemere HOA Trustee Meeting Minutes**  
**09/15/23**

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

**1. Opening**

- Ron Simmons opened the meeting at 8:15 pm.

**2. Meeting Minutes**

- The previous meeting minutes were approved as revised.

**3. Financial Report**

- Ron O’Rear reviewed the financial reports for the period ending 08/31/23. Key budget performance indicators are summarized below:

<b>Budget Analysis</b>	<b>Budget</b>	<b>Actual</b>	<b>Variance</b>
Income YTD	\$12,163.02	\$12,173.14	\$10.12
Expenses YTD	\$8,143.24	\$8,714.60	(\$571.36)
Net YTD Budget Variance			(\$561.24)
Cash on Hand at Month End			\$7,215.55

- The 08/31/23 financial reports were approved.

**4. Plan Review Committee Report**

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

**5. Annual Picnic**

- The Trustees agreed this year’s picnic was a success, with participation estimated at around 75 attendees. The new bounce house with the slide was deemed a success as it was continuously in use. The other games received use by the youngsters as well. The food contributions by the attendees were excellent, with little leftovers.
- We should offer our thanks to Ron and Bonnie Simmons for purchasing the food items, Ron and Sue O’Rear for sharing their yard and equipment, Ron O’Rear for manning the grill much of the day, and Fran Crowley for transporting the equipment from and to the rental location. We also want to acknowledge the homeowners who supplied equipment and food.

**6. Christmas Decorations Committee**

- Last month, the Trustees discussed seeking to form a committee to decorate the entrances for the Christmas season. The committee would be tasked with developing a budget, purchasing and installing decorations, and coordinating storage after the holidays.
- Bob Gardner will distribute an email to the community to determine if the idea of Christmas decorations is supported, and to identify volunteers for the committee.

**7. Green County Airport Noise Concern**

- Ron Simmons reported the he has spoken with Dave Kushner (Greene County airfield manager) regarding the concerns discussed during the last Trustee meeting.
- Mr. Kushner agreed to put together a presentation to share with Windemere Community that addresses usage changes, additional noise reduction procedures, and any proposed changes to the airport. He mentioned to Ron that the FBO has imposed a new rule that restricts Aeroclub members from performing touch and go’s at the airport, which should reduce repetitive operations and related noise. He cautioned that this only pertains to the Aeroclub, and that other users may still perform that type of training.
- Mr. Kushner advised Ron that the airport has not been approached by any officials regarding a potential package delivery company coming to the airport.
- We hope to have Mr. Kushner share his presentation with the Windemere community at an upcoming meeting, and possibly on an annual basis going forward. This would negate the need to form an HOA committee to maintain an ongoing relationship with the Airport Manager to share and receive information.

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**8. Beaver Creek Township Land Use Planning**

- Ron O'Rear reported that he has spoken with Jessica Dean regarding the proposed Beaver Creek Township Land Use Plan. As a result, Jessica shared an inquiry with the Windemere community asking for feedback relative to the proposed plan. Ron also shared copies of presentations made to the township steering committee over the past year regarding the planning process with the Windemere community.
- The Trustees will invite Jessica (or someone else from the township governance) to attend an upcoming Windemere HOA meeting to provide updates and an opportunity for information exchange regarding township land use planning. This may be positioned as an annual invitation, to assure the Windemere community remains informed regarding potential changes to the land use plan.

**9. Other Business**

- Ron O'Rear suggested that the HOA consider performing an annual fall trim for the landscaping at the two entrances. Ron agreed to reach out to Ray DeVite to see if he might be interested in performing this work.

**10. Closing & Next Meeting**

- Next Trustee Meeting – is set for Thursday, 10/12/23 at 6pm at Ron O'Rear's home.
- Ron Simmons closed the meeting at 8:45 pm.

Prepared by Bob Gardner  
09/16/23