

Windemere HOA Trustee Meeting Minutes
02/04/24

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

1. Opening

- Ron Simmons opened the meeting at 3:10 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 01/31/24. Key budget performance indicators are summarized below:

Budget Analysis	Budget	Actual	Variance
Income YTD	\$11,385.32	\$12,045.34	\$660.02
Expenses YTD	\$655.72	\$626.44	\$29.28
Net YTD Budget Variance			689.30
Cash on Hand at Month End			\$14,910.19

- The 01/31/24 financial reports were approved.

4. Annual Fee Remittance Status

- Ron O’Rear reviewed the remittance status of the 2024 annual fee billings. To date, payments have been received for 74 of the 76 properties in the development. Ron O’Rear suggested that we hold off taking any action until he’s had the chance to check the PO box. Afterwards, he will ask Ron Simmons to contact the unpaid property owners.

5. Plan Review Committee Report

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

6. Annual Audit Submittal

- Ron O’Rear reported that he has submitted the information required to complete the annual audit and tax return for 2023.

7. 2024 Annual Meeting Results

- Although attendance was low, the Trustees viewed the meeting as a success. There were few questions, and the attendees appeared to be pleased with the HOA performance during 2023. Ron Simmon pointed out that the low attendance may signal satisfaction across the community.

8. Welcome Packages for New Homeowners

- Ron O’Rear reported that he has prepared a welcome packet for the new homeowners at 207 Stratford Lane. Ron asked Bob Gardner to deliver the packet and request contact information for the directory.

9. Beaver Creek Planning Committee Meeting

- Ron O’Rear and Bob Gardner indicated that they plan to attend the Beaver Creek Planning Commission meeting scheduled for 2/9/24 at 6pm.

10. Other Business

- None

11. Closing & Next Meeting

- Next Trustee Meeting – is set for Tuesday, 03/21/24 at 6pm at Ron O’Rear’s home.
- Ron Simmons closed the meeting at 3:22 pm.