

**Windemere Annual HOA Meeting
February 5, 2024
Meeting Minutes**

Attendees

Trustees:	Bonnie Simmons	Christine Kemnitz
Ron Simmons	John Drake	
Ron O'Rear	Patricia Drake	
Bob Gardner	Jerry Long	

1. Welcome

- Ron Simmons opened the meeting at 2:09pm by welcoming all attendees to the annual meeting.

2. 2023 Year in Review

- Ron Simmons reviewed the 2023 Year in Review (copy attached).

3. 2023 Financial Summary

- Ron O'Rear reviewed the 2023 financial results summary that was previously emailed to all homeowners (copy attached).
- 2023 budget performance is summarized below:

Final 2023 Budget vs Actuals	Budget	Actual	Variance
Income YTD	\$12,163.77	\$12,163.81	\$0.04
Expenses YTD	\$10,810.19	\$12,429.53	(\$1,619.34)
Net YTD Budget Variance			(\$1,619.30)
Cash on Hand at the end of 2023			\$3,491.29

4. 2023 vs 2022 Financial Comparisons

- Ron O'Rear reviewed the expense items that had significant variances between 2022 and 2023.

5. 2024 Approved Budget

- Ron O'Rear reviewed the 2024 approved budget. The \$12,130 budget is designed to meet projected expenses while maintaining a \$3,904 reserve.
- The annual dues required to support the 2024 budget are \$165.00 per property, which represents a \$5.00 increase per property from 2023.

6. Development Yard Sale

- Ron Simons mentioned that one resident suggested the community consider conducting a development-wide yard sale. After a brief discussion with the attendees, it was determined that we should survey the community to gauge interest and to identify someone to coordinate the event, if support is positive.

7. Questions & Issues

- Proposed Truck Stop on Factory – Ron O'Rear and Bob Gardner indicated that they plan to attend the Beaver Creek Planning Commission meeting which is scheduled for 2/9/24 to capture information related to the proposed Truck Stop. Others. Ron O'Rear will distribute meeting information to the community in the event others may wish to attend.
- Grass Cutting – There was a brief discussion regarding grass cutting at the Indian Ripple entrance. It was determined the matter would be addressed when the association selects the lawn service for 2024.
- There were no other questions or issues.

8. Trustee Election

- Bob Gardner's term as Trustee expired on 12/31/23. A request for nominations was distributed to the community on 12/18/23 via the Annual Fee Letter, and ballots were sent on 01/17/24 via email to facilitate voting before the annual meeting.

- After combining the results of a ballot conducted with the meeting attendees and the responses received electronically, Ron O'Rear that Bob was reelected for an additional term as trustee (term ending 12/31/26).

9. Adjourn

- Ron Simmons closed the meeting at 2:45pm

Prepared by Bob Gardner

02/07/24

WINDEMERE HOMEOWNERS' ASSOCIATION
2023 YEAR IN REVIEW

We began the year with \$3,757.01 in our checking account and ended the year with \$3,491.29 to start 2024.

Annual Fees . . . All 76 homeowner fees for the year were paid.

Buckeye Ecocare . . . We again reduced this cost for lawn maintenance by paying the entire fee at the beginning of the year.

Irrigation Systems . . . Water usage in 2023 was more than in 2022 resulting in \$364.11 more cost.

AES Ohio . . . The cost of electricity for the entrances increased due to an increase in Distribution Costs per KWH resulting in \$83.17 in more cost than planned.

Entrance Lighting Repair . . . We replaced 1 burnt out spotlight on Windemere Way resulting in an unplanned cost of \$12.47. By repairing the lighting ourselves we avoided additional unplanned cost.

Annual Audit . . . The audit by Shannon & Co. found no irregularities.

HOA Liability Insurance . . . Our insurance cost for 2023 was \$611.00, the same as in 2022.

Plan Review Committee . . . Received, reviewed and processed 3 requests this year.

Feb - The Trustees discussed a Zoning Variance Request that was presented to the Beavercreek Township by a Windemere property owner in February. The request related to replacing an existing rear deck with a new composite deck of the same size. Based on this information, the Trustees do not believe a Planning Committee request is needed.

Apr - A request was received from Ron Simmons for landscape improvements and installation of a patio and gazebo in the back yard. The Planning Committee recommended approval and the Trustees approved the request.

Apr - Ron O'Rear received an inquiry from a new property owner relative to adding fencing in their rear yard. Ron provided guidance regarding the procedure for securing approval for the addition. The request was submitted and approved by the Trustees.

Planting Areas . . . We contracted with Smith Landscaping to maintain the entrances by weeding, and trimming the shrubs. We decided not to mulch the entrance beds this year resulting in a cost savings of 1,853.42.

Mowing . . . Our mowing expenses to maintain the entrances increased by \$574.54 in 2023 due to the increase growing season this year.

Entrance Sign Repainting . . . We incurred an unplanned cost of \$2,000.00 to repaint the four entrance signs.

Entrance flower beds . . . when the help of Karen DeVite and a supporting cast of youngsters, flowers were planted at the two entrances to improve their appearance.

Fall Landscape Trimming . . . We incurred an unplanned cost of \$600.00 to trim the entrance landscape plants.

Annual Neighborhood Picnic . . . The annual neighborhood picnic was held on Sunday, September 10, 2023. The HOA rented a large Bounce House and provided food at an expense of \$330.68. Overall, the Trustee's agreed the picnic was judged a success. Several of our newer residents attended, providing everyone with the opportunity to become better acquainted. Participant feedback was positive, with attendance estimated to be in the ballpark of 50 attendees.

Trustee Support . . . Trustees responded to a number of homeowner concerns this year including:

- Alternative Methods for Annual Fee Payment

Some homeowners suggested that the HOA investigate alternative methods for paying the Annual Fee, including PayPal and electronic payment directly into the Windemere HOA account. The Trustees determined that the cost of implementing other methods of payment besides check or cash was too expensive to implement given the small volume of such payments.

- Water Meter Leaks

Some homeowners reported water leaks from newly installed water meters and suggested that all homeowners check for leaks if they receive a new water meter. The Trustees distributed the information to the homeowners.

- Solicitors

Bob Gardner mentioned that a couple of neighbors 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 investigated local regulations that might have a bearing on solicitors canvassing the community. Solicitors

- House Colors

There were some complaints about the color of paint on houses in the neighborhood. The Trustees determined that there were no restrictions on house color choices in the Covenants.

- New Beaver Creek Township Land Use Planning

Fran Crowley and Kevin Bell attended the August Trustees meeting to discuss concerns relative to a proposed Land Used 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. All attendees agreed that members of the Windemere community need to be stay informed regarding any Township or county plans that have the potential to impact our community, so appropriate responses or actions can be initiated. To that end, the Trustees agreed that Windemere should have representation at the Township planning meetings when topics that may be impactful to our development are on the agenda.

- Airport Traffic

Fran and Kevin also 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. After considerable discuss related to airport procedures and flight practices, it was agreed that Ron 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 has since met with the Airport Manager to address these concerns and to extend an invitation to attend the annual meeting scheduled for February.

- Animal Waste

One homeowner complaint was received in July regarding animal waste on the sidewalks. The Trustees decided to not distribute a notice to the community since, for a variety of reasons, it was unlikely to have any impact on the matter.

New Homeowners . . . There were 2 new homeowners in 2023.

Windemere Web Site . . . A special thank you to Rick Courtney for maintaining and posting information to our Windemere HOA Web Site.

All in all, it was another successful year.

WINDEMERE HOMEOWNERS' ASSOCIATION
2023 Financial Summary

Greetings Windemere Homeowners.

For your information prior to our Annual Homeowners Meeting to be held on February 4, 2024, I am providing the following Windemere HOA financial summary along with the actual Budget vs. Actual expenditures for 2023, the final 2023 Treasurer's Report, and the approved Budget for 2024.

The Windemere HOA began 2023 with \$3,757.01 in our checking account, received \$12,160.00 in annual fees (\$160.00 per homeowner) and \$3.81 in interest on our checking account for a total actual income of \$12,163.81. The HOA spent \$12,429.53 for 2023 expenses. The actual 2023 expenses of \$12,429.53 were \$1,619.34 more than the 2023 budgeted amount of \$10,810.19. The \$1,619.34 variance between the actual income of \$12,163.81 and the actual expenses of \$12,429.53 for 2023 decreased our checking account to \$3,491.29 to begin 2024.

The largest planned expense for 2023 was mowing and weeding the entrances. The actual cost for mowing and weeding was \$3,020.00, or \$601.98 more than the budgeted cost of \$2,418.02.

The largest unplanned expenses for 2023 were the entrance sign repainting of \$2,000.00, entrance flowers of \$150.00, new checks of \$69.00, light bulb replacement of \$12.47, fall trimming for the landscaping of \$600.00, and purchase of Christmas decorations of \$362.74.

The 2023 actual cost for spring mulching and trimming of the entrance landscape beds was \$1,180.81, or \$2,156.84 less than the budgeted amount of \$3,337.65 due to a decision by the Trustees to not mulch the beds this year.

The 2023 Greene County Sanitary Engineering expenses for landscape irrigation water were \$1,126.03, or \$286.79 more than the 2023 budgeted amount of \$839.24.

The 2023 AES Ohio expenses for landscape lighting were \$590.19, or \$22.08 more than the 2023 budgeted amount of \$568.11.

The 2023 Annual Picnic expenses were \$533.05, or \$145.85 more than the 2023 budgeted amount of \$387.20. The expenses included a one-time purchase of signs for the entrances at a cost of \$54.80.

The remaining 2023 expenses were about the same as in previous years, including annual insurance coverage (no change), annual audit (\$17.12 less), annual post office box rental (\$10.00 more), and irrigation start up and winterization expenses (\$13.00 less).

The Trustees used the 2023 actual expenses, escalated for inflation, as the basis for the 2024 estimated budget. The resulting 2024 budget assumes estimated expenses of \$12,130.44 and estimated income of \$12,540.00 plus \$3.79 in earned interest on our checking account. The \$413.35 in estimated 2024 gains will recover some of the unplanned expenses for 2023 of \$3,609.01 and increase the amount of our Ohio State mandated financial reserves for the HOA to \$3,904.64 by the end of 2024, assuming no unplanned expenses will occur in 2024.

If you have any questions on these Windemere Homeowners Associations financial summaries and spreadsheets please contact me or any of the other Trustees.

Sincerely,
Ron O'Rear
Trustee and Treasurer
Windemere Homeowners Association