

Windemere HOA Trustee Meeting Minutes
12/19/24

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

1. Opening

- Ron Simmons opened the meeting at 6:10 pm.

2. Meeting Minutes

- The previous meeting minutes were approved as amended.

3. Financial Report

- Ron O’Rear reviewed the financial reports for the period ending 11/30/24. Key budget performance indicators are summarized below:

Budget Analysis	Budget	Actual	Variance
Income YTD	\$12,543.65	\$12,563.33	\$19.68
Expenses YTD	\$11,529.72	\$11,851.95	(\$322.23)
Net YTD Budget Variance			(\$302.55)
Cash on Hand at Month End			\$4,788.21

- The 11/30/24 financial reports were approved.

4. Plan Review Committee Report

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

5. Corporate Transparency Act

- Ron O’Rear reported that he completed the actions required to meet the requirements of the Corporate Transparency Act. Ron mentioned our accountant, Shannon and Co., charged the HOA \$50 to complete and then file the required documentation but the bill has not yet been received by the HOA.

6. Revised Ohio Planned Community Law

- After reviewing the revised law, the Trustee’s agreed there were no changes that affected the Windemere HOA at present. The key exception related to the installation of solar panels, which has not been requested from anyone in the community.
- The Trustee’s decided it would be appropriate to post the revised law to the HOA Website, since the original law was previously included on the website.
- Ron O’Rear will ask Rick Courtney to post the document to the HOA Website.

7. Annual Meeting 2025

- The Annual Meeting is scheduled for Sunday, February 2, 2025 at 2:00pm at Ron Simmons home.
- Ron O’Rear will finalize the financial documents that will be shared at the annual meeting when 2024 transaction activity has been completed.
- Ron O’Rear introduced a working copy of the 2024 Year In Review document that will be shared at the annual meeting.
- Bob Gardner will review the 2024 minutes to identify any highlights that should be included in the Year in Review document and share with Ron O’Rear for possible inclusion.
- Thus far, we’ve received two nominations for the position that will be vacated at year-end 2024.
- Bob Gardner will prepare and distribute ballots to the community 3 weeks prior to the annual meeting.

8. Other New Business

- Ron O’Rear asked the other Trustees to locate their keys for the Post Office box that the HOA rents at the Beaver Creek Post Office. Ron Simmons’ key will have to be turned over to the new Trustee once elected.

9. Closing & Next Meeting

- Next Trustee Meeting – is set for Tuesday, 01/16/25 at 6pm at Ron O’Rear’s home.

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- Ron Simmons closed the meeting at 6:54 pm.

Prepared by Bob Gardner
12/20/24