

## Windemere HOA Trustee Meeting Minutes

03/10/25

Attendees – Trustees – Raghu Srinivasan, Ron O'Rear and Bob Gardner

### 1. Opening

- Raghu opened the meeting at 7:05 by welcoming Jenson Meyer to the meeting as a guest.

### 2. Jansen Meyer Discussion

- Jansen wanted to chat with the Trustees to discuss how he might best respond to issues or questions that are periodically reported to him by neighbors. After a brief discussion, it was agreed that he would encourage people to forward their questions and concerns to the Trustees.
- After a brief discussion regarding the HOA website, Jansen indicated that he might be able to provide design support to improve the usefulness of the site (after we check with Rick Courtney).

### 3. Meeting Minutes

- The previous meeting minutes were approved as amended.

### 4. Financial Report

- Ron O'Rear reviewed the financial reports for the period ending 02/28/25. Key budget performance indicators are summarized below:

Budget Analysis	Budget	Actual	Variance
Income YTD	\$11,794.16	\$11,829.35	\$35.19
Expenses YTD	\$1,491.44	\$1,631.15	(\$139.71)
Net YTD Budget Variance			(\$104.52)
Cash on Hand at Month End			\$14,583.82

- The 2/28/25 financial reports were approved.

### 5. Annual Fee Payments

- Ron O'Rear reported that payments have been received for all properties.

### 6. Plan Review Committee Report

- Raghu reported that no requests were received in February or are currently in process.

### 7. New Trustee Checklist

- Ron O'Rear reported that only 1 item remains to be completed on the checklist – which is the PO Box name change. The Trustees agreed this item is not urgent, so the item will be addressed at a later time.

### 8. WPCU Physical Address Requirement

- The Trustees agreed to use Ron O'Rear's name and home address to meet the physical address requirement at the Credit Union.

### 9. Annual Audit Submittal

- Ron shared copies of the annual audit certification letter and completed tax return.

### 10. Beck Drainage Issue

- The Trustees discussed the drainage issue reported by Phyllis Beck.
- Raghu visited the site to better understand the issue. Raghu reported that water is "bubbling up" close to the drain in the rear yard.

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- Ron reported that he physically examined the drainage ditch that channels water from the drain pipe to the retention pond. Ron shared photos that showed the pipe to be sufficiently clear, indicating there is no backup in the pipe.
- There was some discussion relative to a spring that was observed adjacent to the drain in the rear yard when the Trustees sought to help with the drainage issue approximately 6 years ago.
- Ron and Bob will contact Ms. Beck to see if they can reexamine the location to determine if the spring is still active, and possibly contributing to the problem.

### **11. Abby Entrance Lighting Electrical Power Problems**

- Ron reported that AES has terminated the electrical power to the Abby entrance because the supply line is not working properly. Since this been somewhat of an ongoing problem, the Trustees agreed that we need to find an effective and lasting solution. In the meantime, Ron has installed solar lights as a short-term mitigation strategy.
- Ron will contact an electrical contractor to get an estimate of the cost to replace the supply line.

### **12. Solar Powered Lighting & Irrigation Controller**

- Ron mentioned that a solar powered solution might be a viable alternative to the electrical service from AES.
- Ron will investigate the cost of changing the Abby entrance lighting and irrigation systems to solar, so we can compare the cost of solar versus repairing the electrical supply line.

### **13. Mowing & Landscaping Contractors Section**

- Ron has requested and received proposals from the mowing and landscaping contractors we used last year. Based on these proposals, the Trustees agreed to continue using both contractors for 2025.

### **14. Entrance Flowers**

- Ron mentioned that Karen DeVite has previously secured and planted flowers at both entrances, and asked if we'd like to continue the practice in 2025.
- Bob will contact Karen to see if she would be interested in helping again this year.

### **15. Other New Business**

- None

### **16. Closing & Next Meeting**

- Next Trustee Meeting – The next meeting date will be Tuesday, 04/08/25 at 7:00pm at Raghu Srinivasan's house.
- The meeting was closed at 8:40pm.

Prepared by Bob Gardner

03/11/25