

Windemere HOA Trustee Meeting Minutes
09/09/25

Note - The following meeting minutes summarize the topics, decisions and actions resulting from the monthly Windemere Trustee Meeting. Additional information is available at the HOA Website at windemere-hoa.com

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

1. Opening

- Raghu opened the meeting at 7:00.

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 08/31/25. Key budget performance indicators are summarized below:

Budget Analysis	Budget	Actual	Variance
Income YTD	\$11,796.31	\$21,203.68	\$9,407.37
Expenses YTD	\$8,448.02	\$19,607.55	(\$11,159.53)
Net YTD Budget Variance			(\$1,752.16)
Cash on Hand at Month End			\$5,939.51

- The 8/31/25 financial reports were approved.

4. Plan Review Committee Report

- Raghu reported that the fencing installation request received from Randy Vandagriff was approved by the Plan Review Committee. Based on the Review Committee recommendation the Trustees approved the request.

5. Abby Lane Entrance Electrical Power

- Ron reported that we haven't received a monthly bill for electrical consumption for Abbey Lane since the repairs were completed in February. He adjusted the budget to reflect a catchup bill in October.

6. Windemere Way Irrigation System Repair

- Ron replaced two sprinkler heads that were not operating at no cost to the homeowners.

7. New Residents

- Ron reported that we will have two new residents in the near future. They are: David and Lorry Creech at 2338 Abby Lane and Marcus Branch at 300 Stratford Lande. Ron will prepare and deliver Welcome Letters and Information Packets after they move in.

8. Fiber Cable

- Ron published several emails to the community in an effort to keep everyone informed regarding the current and potential fiber installations in the community.
- Ron also shared information regarding post-installation yard damage mitigation.

9. Solicitations

- Ron reported that the Beavercreek Township recently issued new regulations that address door-to-door solicitations in the township. Ron has shared the regulations with the Windemere community.
- No further action is being considered by the Trustees at this point.

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10. Other New Business

- Ron suggested that the Trustees might want to take additional measures to keep the community informed regarding Trustee discussions, decisions and actions. To that end, Ron suggested that we might share the Trustee Meeting Minutes to the community via email.

11. Closing & Next Meeting

- Next Trustee Meeting – The next meeting date will be Tuesday, 10/02/25 at 7:00pm at Ron O'Rears home
- The meeting was closed at 7:29pm.

Prepared by Bob Gardner

09/13/25