

Windemere HOA Trustee Meeting Minutes
10/02/25

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 09/30/25. Key budget performance indicators are summarized below:

Budget Analysis	Budget	Actual	Variance
Income YTD	\$11,796.59	\$21,203.91	\$9,407.32
Expenses YTD	\$9,342.89	\$19,733.77	(\$10,390.88)
Net YTD Budget Variance			(\$983.56)
Cash on Hand at Month End			\$5,590.72

- The 9/30/25 financial reports were approved.

4. Plan Review Committee Report

- Raghu and Ron reported that we recently received an inquiry from Brandon Allen regarding plans to install a swimming pool in their rear yard. Ron advised Brandon regarding the approval process requirements. Raghu indicated that he is waiting to hear from Brandon regarding construction plans, etc.

5. Abby Lane Entrance Electrical Power

- Ron reported that we still 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 November.

6. New Residents

- Ron reported that he has prepared welcome packets for two new residents (David and Lorry Creech at 2338 Abby Lane and Marcus Branch at 300 Stratford Lane). Ron offered to deliver the packets in the near future.

7. MetroNet Fiber Cable Installation Complaints

- Ron reviewed the complaints that have been received concerning the work being performed by the MetroNet contractors. Thus far, it appears the contractor has been responsive and the reported issues satisfactorily resolved.

8. Signs in Yard Complaint

- Ron reported that he sent out a reminder to the community regarding the covenants' restrictions related signage in yards.
- After a brief discussion the Trustees agreed: 1) the Covenants were written for the timeframe when Windemere was being developed, 2) the Covenants are very restrictive for a community populated with families, and 3) we want to avoid overreaching when seeking to enforce the Covenants. Therefore, the Trustees agreed to address this topic in response to complaints from members of the community.

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9. Fall Landscape Trimming

- Ron reported that he approved the landscaping contractors' offer to trim the shrubs at the entrances. The approximate cost is \$178.

10. Lighting Repair

- Ron reported that he repaired two lighting fixtures at the main entrance.
- Since the lighting fixtures are getting old and beginning to fail, the Trustees agreed to begin replacing the old fixtures with new fixtures as they fail going forward.

11. FAQ Update Review

- The Trustees identified a few changes to the FAQ document prepared by Ron and voted to approve the revised document. Ron will distribute copies of the FAS document to the community and include in the Welcome Packet that is provided to new residents.

12. Other New Business

- None.

13. Closing & Next Meeting

- Next Trustee Meeting – The next meeting date will be Thursday, 11/06/25 at 7:00pm at Bob Gardners' home
- The meeting was closed at 7:38pm.

Prepared by Bob Gardner

10/03/25