

Windemere HOA Trustee Meeting Minutes
01/19/26

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 12/31/25. Key budget performance indicators are summarized below:

Budget Analysis	Budget	Actual	Variance
Income YTD	\$11,797.03	\$21,204.32	\$9,407.29
Expenses YTD	\$11,113.74	\$21,617.29	(\$10,503.55)
Net YTD Budget Variance			(\$1,096.26)
Cash on Hand at Month End			\$3,488.33

- The 12/30/25 financial reports were approved.

4. Plan Review Committee Report

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

5. Welcome New Residents

- Ron has prepared a welcome packet for two new residents – Marcus Branch at 300 Stratford and Virginia Carter at 295 Stratford. Ron or Bob will deliver to Marcus and Virginia after they settle in.

6. Annual Fee Payment

- Ron shared a list of the property owners who have paid the annual fees.
- Ron sent a reminder to the community to encourage the residents who have not paid to make payment before the end of January.

7. Annual Meeting Planning

- The annual meeting is scheduled for 02/01/26 at 2:00pm at Ron O’Rear’s house.
- Ron O’Rear’s term as Trustee ends this month. The annual feel letter that was distributed in December requested nominations for candidates to run for this position. To date, no nominations have been received.
- Bob will distribute a ballot to the community via email with Ron O’Rear as the sole candidate.
- The Trustees discussed the possibility of increased attendance at the annual meeting due to the re-zoning issue that is currently being evaluated by the Beavercreek zoning commission.
- To determine if attendance might increase this year, Bob will request residents to share their intention when he distributes the ballot for the trustee position.
- Bob will check with the YMCA to determine if they may have meeting space available.
- Ron shared copies of the documents that will be used during the annual meeting for review by the Trustees.

Windemere HOA Trustee Meeting Minutes
01/19/26

8. Christmas Decorations Removal

- The Christmas decorations were removed from both entrances last week.

9. Case #485 Re-Zoning and New Bridgeton Development

- Ron reported that he mailed the finalized questions to the Beavercreek Zoning commission. These questions are intended to address many of the key issues and concerns expressed by members of the Windemere community.
- Due to the complex nature of the re-zoning case, the Trustees agreed that we need to secure the services of an attorney with experience in zoning issues.
- Bob will coordinate the outreach to identify a suitable attorney.

10. New HOA Attorney

- In addition to the need to secure the services of an attorney to support the HOA in dealing with the re-zoning case (mentioned above), the Trustees also agreed that the HOA needs to have legal support available going forward.

11. Drainage Issue

- Ron mentioned that he received an email from Phyllis Beck complaining about standing water in her rear yard. He also mentioned that he checked with other neighbors that share the drainpipe that is responsible for directing run-off to the collection pond. The other neighbors had no complaints at this time but one neighbor indicated that they did have standing water in their backyard at their drain. This fact, plus the potential drainage issues related to the proposed development, cause the Trustees to conclude this is not the time to act on this matter.
- Raghu will prepare a written communication to advise Mrs. Beck regarding the situation.

12. Update and Revise HOA Website

- After a brief discussion, the Trustees agreed to reach out to the community to get feedback regarding the website design and contents, and to identify potential volunteers who may help with any changes.

13. Any Other New Business

- None.

14. Closing & Next Meeting Other New Business

- Next Trustee Meeting – will be Monday, 02/09/26 at 6:00pm at Bob Gardner's home.
- The meeting was closed at 8:45pm.

Prepared by Bob Gardner
01/20/26