

**Windemere HOA Annual Homeowners Meeting
February 1, 2026
Meeting Minutes**

Attendees

Trustees:	Ron Simmons	Kevin Sharrett
Raghu Srinivasan	Sue O'Rear	John Drake
Ron O'Rear	Jerry Long	Patricia Drake
Bob Gardner	Rachael Pyle	Benita Fenter

1. Welcome

- Raghu Srinivasan opened the meeting at 2:05pm by welcoming all attendees to the annual meeting and asking each attendee to briefly introduce themselves to the group.

2. 2025 Year in Review

- Raghu reviewed several highlights from 2025 – including New Residents, Facilities Maintenance, Plan Review Committee, Resident Issues and Complaints, Improving Communications, Annual Picnic and Christmas decorations (supporting detail is included with these minutes).

3. 2025 Financial Summary

- Ron O'Rear reviewed the 2025 Financial Summary document that was previously emailed to all homeowners (copy included).

4. 2025 vs 2024 Financial Comparisons

- Ron O'Rear reviewed the expense items that had significant variances between 2024 actuals and 2025 actuals, 2025 actual expenses vs 2025 budgeted expenses, and the approved 2026 budget vs 2025 actual expenses.
- 2025 budget performance indicators are summarized below:

Budget Analysis	Budget	Actual (1)	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			\$1,096.25
Cash on Hand at Month End			\$3,711.28

(1) The variance between budgeted and actual income and expenses are related to a \$9,855 expense for electrical repairs that were offset by a \$9,355 insurance reimbursement.

5. 2026 Approved Budget

- Ron O'Rear reviewed the 2026 approved budget and noted that the 2026 budget was based on the 2026 actuals escalated by 3% (estimated inflation rate for 2026).
- The \$11,855 budget is designed to meet projected 2026 expenses while maintaining a \$4,411 reserve.
- The annual dues required to support the 2026 budget are \$165.00 per property, which represents a \$10.00 increase per property from 2025.

6. Annual Picnic

- Ron O'Rear explained that last year's picnic was cancelled due to insufficient interest from the community (based on survey results). He mentioned that the Trustees will reconvalesce the community in the spring to determine if there is sufficient interest to conduct the picnic in 2026.

7. Fiber Optics Installation

- Ron O'Rear led a brief discussion regarding the recent fiber optics installation. Ron mentioned there may be more vendors seeking to install fiber in the future.

8. Trustee Election

- Ron O'Rear's term as Trustee expired on 12/31/25. A request for nominations was distributed to the community on 12/10/25 via the Annual Fee Letter. No nominations were received.
- Ballots were sent on 01/21/26 to homeowners via email to facilitate voting before the annual meeting.
- After combining the results of ballots collected at the Annual Homeowners Meeting from attendees and the responses received electronically, Ron O'Rear was re-elected as Windemere HOA Trustee (term ending 12/31/28).

9. Rezoning Case

- The attendees discussed the Rezoning Case #845 that involves the property adjacent to Windemere.
- Ron O'Rear updated the attendees regarding the committee that was formed to help shape our action strategies going forward. Ron explained that a substantial amount of time and energy has been expended by the committee members.
- Our position at this point is not to forestall the development (as the developer has every right to build on his property), but to assure the development does not adversely affect Windemere residents. A key concern relates to the proposed density (lots per acre) which roughly 1.9 times the density of the Windemere development.
- There was considerable discussion regarding whether we should engage the services of an attorney who is experienced in zoning related matters to help us respond to the rezoning request and detailed planning phases. Ten of the eleven attendees were in support of seeking legal support.
- The conclusions resulting from this discussion included: 1) seek to engage the other developments that may be affected the proposed development, 2) canvas the Windemere community to determine the degree of support for securing legal support, and 3) seek to engage the owner of the undeveloped properties adjacent to the proposed development.

10. Attorney for HOA

- In addition to the discussion related to engaging an attorney to help with the rezoning matter (above), the attendees also discussed if the HOA should seek to place an attorney on retainer to be available if needed. The consensus was that we don't really need to place an attorney on retainer as we can secure support on an as-needed basis.

11. Questions & Issues

- No additional questions or issues were raised for discussion.

12. Adjourn

- Raghu Srinivasan closed the meeting at 3:40pm

Prepared by Bob Gardner
02/02/26

WINDEMERE HOMEOWNERS' ASSOCIATION
2025 YEAR IN REVIEW

1. New Residents

- Welcome letters and packets were shared with the new residents in 2025 – including Rachel and Anthony Pyle at 211 Stratford, Jill and Brandon Allen at 337 Yorkshire, and David and Lorry Creech at 2338 Abby Lane. A letter and packet will be delivered to Marcus Branch at 300 Stratford Lane after he occupies the property.

2. Facilities Maintenance

- Lawn Care
- Landscaping
- Lighting – The lighting at the Abby entrance required repair in the spring. Fortunately, the repair costs were covered by HOA insurance.

3. Plan Review Committee

- In July, a request received from Rick and Becky Courtney regarding upgrades to their home were reviewed and approved by the Plan Review Committee. The Trustees approved the proposed upgrade and notified the Courtneys.
- In September, a request from Randy Vandagriff regarding the installation of fencing was approved by the Plan Review Committee. Based on the Review Committee recommendation the Trustees approved the request.

4. Issues and Complaints

- Water Drainage on Yorkshire - The Trustees received a report from Phyllis Beck indicating that water has been pooling in the catch basin located in her rear yard. Since the pipe involved was installed by the developer to manage the waterflow for 6 properties, it was determined that resolution would need to be funded by the HOA. The HOA contracted with a plumber to clear the blockage at a cost of \$1,055.
- Resident Legal Action - In August, the Trustees were informed that one resident intended to pursue legal action regarding damage to shrubs along the edge of his property, possibly resulting from someone applying a vegetation killer to the shrubs. The Trustees acknowledged the issue, but agreed it is not appropriate for the HOA to get involved in the matter
- Signs in Yard Complaints – The Trustees periodically receive complaints related to signs in yards. In terms of establishing a working policy regarding signage issues, 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 as they are received.
- Solicitations - In response to complaints related to solicitors visiting our homes to sell various services, the Trustees investigated local regulations to determine if there were any restrictions on this practice. It was determined that the Beavercreek Township issued regulations in August to manage Transient Vendors. Copies of the regulations were shared with the community.

5. Communications

- In an effort to improve communications between the Trustees and the community, the Trustees sent a reminder to the community regarding the HOA Website and will share the monthly Trustee Meeting Minutes with the community via email.

6. Annual Picnic

- A survey was conducted to determine the level of interest in continuing the annual picnic. Of the 14 responses received, 6 voted no and 2 indicated no preference. Only 2 indicated a willingness to help plan and conduct the event. Based on these results, the Trustees agreed to cancel this years' picnic and to recanvas the community next year.

7. Christmas Decorations were installed at both entrances on December 6, 2025.

WINDEMERE HOMEOWNERS' ASSOCIATION
2025 Financial Summary

Greetings Windemere Homeowners.

For your information prior to our **Annual Homeowners Meeting to be held on Sunday, February 1, 2026, at Ron O'Rear's house, 2303 Abbey Lane, at 2:00pm**, I am providing the following Windemere HOA financial summary along with the actual Budget vs. Actual expenditures for 2025, the final 2025 Treasurer's Report, and the approved Budget for 2026.

The Windemere HOA began 2025 with \$4,343.38 in our checking and savings accounts, received \$11,780.00 in annual fees (\$155.00 per homeowner), \$3.48 in interest on our checking account, \$12.01 in interest on our savings account, \$20.00 in late fee payment fees, \$34.00 in PO Box Key Replacement, and \$9,355.00 in insurance payments for a total actual income of \$21,204.49. The HOA spent \$21,836.59 in 2025 expenses. The actual 2025 expenses of \$21,836.59 were \$10,550.39 more than the 2025 budgeted amount of \$11,286.20. The \$632.10 variance between the actual income of \$21,204.49 and the actual expenses of \$21,836.39 for 2025 reduced our checking and savings account balance to \$3,488.33 to begin 2026.

The largest planned expense for 2025 was spring mulching and trimming of the entrance landscape beds. The actual cost was \$3,115.80, or \$353.42 more than the budgeted cost of \$2,762.38.

The unplanned expenses for 2025 were the repair of the irrigation system of \$170.09, the repair of the entrance lighting system of \$500.00 (\$9,855.00 expense less the insurance payment of \$9,355.00), the repair of the drainage pipe of \$1,055.60, PO Box Key replacement of \$34.00, Solar Spotlight purchase for the Abbey Lane entrance of \$42.69, Boxwood spraying of \$80.00, Clock Purchase and Engraving of \$149.42, and a change in Ohio Statutory Agent submittal of \$25.00.

The 2025 Greene County Sanitary Engineering expenses for landscape irrigation water were \$839.94, or \$202.44 less than the 2025 budgeted amount of \$1,042.38 due to an especially wet summer.

The 2025 AES Ohio expenses for landscape lighting were \$556.71, or \$304.26 less than the 2025 budgeted amount of \$860.97 due to the power line breakage at the Abbey Lane entrance and subsequent power shut off for two months and the lack of billing for the Abbey Lane entrance power since February 2025.

The 2025 Annual Picnic expenses were \$0.00, or \$496.68 less than the 2025 budgeted amount of \$496.98 due to the cancellation of the picnic.

The 2025 Erie Insurance expense was \$775.00, or \$148.72 more than the 2025 budgeted amount of \$626.28.

The remaining 2025 expenses were about the same as in previous years, annual audit (\$7.23 more), annual post office box rental (\$10.00 more), secretary supplies (\$10.00 more), Leaf raking and bagging (\$22.31 more), Fall Leaf Removal (\$57.06 more), and web site annual cost (\$3.00 more).

The Trustees used the 2025 actual expenses, escalated for inflation, as the basis for the 2026 estimated budget. The resulting 2026 budget assumes estimated expenses of \$11,855.25 and estimated income of \$12,540.00 plus \$3.90 in earned interest on our checking account and \$12.02 in dividends on our savings account. The \$700.67 in estimated 2026 gains will recover the \$1,056.80 in unplanned expenses for 2025 and increase the amount of our Ohio State mandated financial reserves for the HOA to \$4,411.95 by the end of 2026, assuming no unplanned expenses occur in 2026.

If you have any questions on these Windemere Homeowners Associations financial summaries or the spread sheets please contact me or any of the other Trustees.

Sincerely,

Ron O'Rear
Trustee and Treasurer
Windemere Homeowners Association