

**Windemere HOA Trustee Meeting Minutes**  
**02/09/26**

*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 6:00.

**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 01/31/26. Key budget performance indicators are summarized below:

<b>Budget Analysis</b>	<b>Budget</b>	<b>Actual</b>	<b>Variance</b>
Income YTD	\$11,231.86	\$11,563.54	\$331.68
Expenses YTD	\$999.29	\$601.56	\$397.73
Net YTD Budget Variance			729.41
Cash on Hand at Month End			\$14,975.49

- The 01/31/26 financial reports were approved.

**4. Plan Review Committee Report**

- Raghu reported that one request was received for Brandon and Jill Allen. The request was approved by the Plan Review Committee and Trustees.

**5. Welcome New Residents**

- Ron reported that he delivered a welcome packet to Marcus Branch (300 Stratford) and emailed a packet to Virginia Carter (295 Stratford).

**6. Annual Fee Payment**

- Ron reported that payments have been received from 73 of the 76 residents. He sent reminder emails to the 3 unpaid accounts on 2/6/26 and will follow-up on 2/13 if needed.

**7. Annual Meeting Review**

- The Trustees agreed the meeting appeared to be successful. No responses were received from the attendees when asked what could be done better going forward.

**8. Case #485 Re-Zoning and New Bridgeton Development**

- Ron mentioned there will be a special zoning commission hearing concerning a proposed development not connected with the request of concern to Windemere residents (i.e., Bridgeton). The Trustees agreed that it would be a good idea if a Windemere representative would attend to observe the process. Raghu will attend the hearing.
- The Trustees agreed to hold off reconvening the Windemere Zoning Committee until the Zoning Commission releases information or schedules a new hearing related to the proposed Bridgeton development.
- Due to the complex nature of the Bridgeton zoning case, some residents have indicated that Windemere should secure the services of an attorney experienced in zoning matters. Since this involves significant

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expense, the Trustee's agreed to survey the community to gage the degree of support for taking this action. Since we will need to provide an estimate of the potential financial impact to residents as part of the survey, Bob will attempt to secure a cost estimate from legal counsel before distributing a survey to the community.

### **9. New HOA Attorney**

- Even though the Trustees agreed that Windemere can secure legal services on an as-needed basis, Bob will confer with the attorney referenced above to better understand availability and potential cost,

### **10. Drainage Issue**

- Raghu sent an email to Phyliss Beck regarding the decision related to clearing the drainpipe that serves 5 properties on Yorkshire. Raghu has not received a response to date.

### **11. Update and Revise HOA Website**

- Raghu will contact Jansen Meyers to determine if he is interested in helping support the HOA website.

### **12. Any Other New Business**

- None.

### **13. Closing & Next Meeting Other New Business**

- Next Trustee Meeting – will be Monday, 03/16/26 at 6:00pm at Raghu Srinivasan's home.
- The meeting was closed at 7:45pm.

Prepared by Bob Gardner

02/10/26