

Windemere HOA Trustee Meeting Minutes
03/16/26

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 02/28/26. Key budget performance indicators are summarized below:

Budget Analysis	Budget	Actual	Variance
Income YTD	\$12,552.36	\$12,234.05	(\$318.31)
Expenses YTD	\$1,762.00	\$1,333.39	\$428.61
Net YTD Budget Variance			110.30
Cash on Hand at Month End			\$15,275.94

- The 02/28/26 financial reports were approved.

4. Plan Review Committee Report

- Raghu reported that no requests were received in February or are currently in process.
- However, Ron mentioned that he did receive a question from a resident regarding solar panels. Since the covenants do not address Solar Panels, the HOA cannot provide any guidance in this regard. There was some discussion regarding the possibility of revising the covenants, but the Trustees agreed to hold off pursuing the matter for the time being.

5. Annual Fee Payment

- Ron reported that payments have been received from all but two residents. Ron added that he has sent several notices to the parties involved without success. The Trustees agreed to refrain from taking further action to collect the delinquent payments for the time being.

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

- There are no updates regarding the re-zoning request. In the meantime, the Trustees will continue to monitor the Zoning Commission hearing schedule and will advise the community when a follow-up hearing is scheduled.
- The Trustees agreed to hold off reconvening the Windemere Rezoning Committee until the Zoning Commission releases information or schedules a new hearing related to the proposed Bridgeton development.
- As reported previously, several residents have recommended that Windemere should secure the services of an attorney experienced in zoning matters. In response, Bob has contacted an attorney that has a background in supporting HOAs and zoning matters.

7. New HOA Attorney to Support the Rezoning Request

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- As mentioned above, there is interest in securing an attorney to support the HOA in addressing the re-zoning request. To this end, Bob contacted an attorney who is experienced in these matters. Her name is Sue Seeberger,
- Regarding the Zoning Matter - Although it is difficult to know the work effort that might be needed supporting the HOA in addressing the zoning matter, we're guessing that around 8 hours might be sufficient. At \$250/hour, this comes to a \$2,000 cost to the HOA. The accrued HOA reserves should be sufficient to cover this cost.
- The cost of the attorney to support the HOA on the rezoning in excess of the \$2,000 estimate would be an additional cost that would need to be allocated to the Windemere homeowners.
- Bob will prepare a communication to the community to evaluate the level of support of engaging an attorney for addressing the zoning matter.

8. New HOA Attorney to Support the HOA As Required

- The Trustees agree that it would be prudent to have an attorney on retainer to address any legal questions or challenges the HOA may face.
- Ms. Seeberger requires a \$1,000 retainer to establish a relationship with an HOA. Any time spent afterwards would be deducted from this fee.
- The Trustees agreed to hold this action in abeyance until a HOA issue requires legal advice.

9. Update and Revise HOA Website

- The Trustees agreed to hold off on this matter as the current website is meeting our needs.

10. Any Other New Business

- Another home has recently been sold in our neighborhood. Ron will prepare a Welcome Package for the new owners once the closing is finalized.

11. Closing & Next Meeting Other New Business

- Next Trustee Meeting – will be Monday, 04/13/26 at 6:00pm at Bob Gardner's home.
- The meeting was closed at 6:55pm.

Prepared by Bob Gardner

03/17/26