

Windemere HOA Trustee Meeting Minutes
05/18/26

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 04/30/26. Key budget performance indicators are summarized below:

Budget Analysis	Budget	Actual	Variance
Income YTD	\$12,553.30	\$12,429.99	(\$123.31)
Expenses YTD	\$6,405.98	\$5,791.08	\$614.90
Net YTD Budget Variance			491.59
Cash on Hand at Month End			\$10,298.43

- The 04/30/26 financial reports were approved.

4. Plan Review Committee Report

- Raghu reported that no requests were received in April or are currently in the review process.

5. Annual Fee Payment

- All payments have been received, except for one resident who owes a 40.00 late fee. The resident is aware and promised to make payment quickly.

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

- Beavercreek Township have approved the re-zoning request with a series of qualifications and limitations.
- As the next step, the developer will prepare and submit a detailed plot plan to the Beavercreek Township Zoning Commission for review and determination. The Zoning Commission will forward their findings to the Trustees who will make the final decision.
- Windemere residents will be able to speak at both sessions.

7. New HOA Attorney to Support the HOA As Required

- We are no longer considering engaging an attorney to support the Rezoning matter.

8. Entrance Flowers

- Karen DeVite has agreed to plant flowers at the entrances. The current budget for flowers is \$150.

9. Update and Revise HOA Website

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

10. Annual Audit

- Ron reported that an external CPA firm has completed their annual review of Windemere financial records.
- Ron shared a copy of the letter provided by the CPA, which reported that no anomalies were detected.

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11. Speed Bump Installation

- In response to a resident question, the Trustees investigate the possibility of installing speed bumps to encourage stop signs and speed limit compliance.
- The Township does not allow speedbumps, as they would impede snow plowing in the winter.
- Bob will draft a communication to remind residents to be sure to stop and stop signs and to maintain speeds under 25mph.

12. Ohio Revised Code for Planned Communities

- Ron shared that he reviewed the revised code for planned communities. He was particularly interested in any regulations related to solar panels. It appears code contains no restrictions related to solar.
- Since there have been no requests from residents requesting approval of solar collection systems, the Trustees agree there is no need to address the topic presently. However, there was agreement that when the time comes, there should be a consensus community position on the topic.

13. Other Business

- No other business was discussed.

14. Closing & Next Meeting

- Next Trustee Meeting – will be Monday, 07/13/26 at 6:00pm at Raghu's home.
- The meeting was closed at 7:45pm.

Prepared by Bob Gardner

05/19/26