

Windemere HOA Trustee Meeting Minutes
07/13/26

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 7:15.

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 06/30/26. Key budget performance indicators are summarized below:

Budget Analysis	Budget	Actual	Variance
Income YTD	\$12,554.32	\$12,430.68	(\$123.64)
Expenses YTD	\$7,815.47	\$7,968.90	(\$153.43)
Net YTD Budget Variance			(277.07)
Cash on Hand at Month End			\$7,792.63

- The 06/30/26 financial reports were approved.

4. Plan Review Committee Report

- Raghu reported that one request was received that did not require plan review committee action.

5. Annual Fee Payment

- One property owner has not paid the annual fee. Ron discussed the matter with the resident, who indicated that payment would be forthcoming. No immediate action is planned.

6. Entrance Flowers

- Karen DeVite completed the flower plantings at the entrances.
- The HOA reimbursed Karen for the \$100 cost she incurred.

7. Drainpipe Blockage

- The Trustees agreed to fund the scoping and cleanout of the drainpipe that runs behind 5 properties on Yorkshire. The drainpipe was installed years ago by the developer to prevent runoff onto the adjacent property and is the responsibility of the HOA, not the individual property owners.
- The estimated cost of this procedure is \$2,837.20. The Trustees agreed this expense needs to be treated as a recurring expense in the budget, based on a 3 year repair cycle.

8. Update and Revise HOA Website

- Topic remains on hold.

9. Four Way Stop Signs

- The Trustees discussed whether the addition of stop signs on Stratford and Yorkshire at the two entrances would help mitigate higher speeds along the longer stretches.
- Raghu will contact the Greene County Engineers to better understand the policies and procedures related to assessing and implementing traffic control measures.

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10. Other Business

- No other business was discussed.

11. Closing & Next Meeting

- Next Trustee Meeting – will be Monday, 08/11/26 at 6:00pm at Bob Gardner's home.
- The meeting was closed at 7:45pm.

Prepared by Bob Gardner
07/15/26