

Windemere Homeowners Association
Annual Meeting Minutes, February 19, 2012

Time: 2:00 p.m.

Place: the home of Gerald & Donna Cox

Present: Gerald Cox, Ron O'Rear and Debby Heinz

All homeowners in attendance signed at Attendance Sheet to verify their presence.

Gerald welcomed everyone and thanked them for attending.

Copies of the "2011 Year in Review" document were distributed. No questions were asked concerning this document. Gerald thanked Debby for putting it together.

2011 Budget . . . In 2011, we spent \$7,261.15 to maintain the development. We spent \$751 than the previous year as follows: \$177 more in water & sewer costs, \$281 more in lawn care costs, and \$293 more in sprinkler and lighting costs. We ended the year on December 31, 2011 with a surplus of \$669 which is down from \$1,090.80 from December 31, 2010.

2012 Budget . . . We have set a budget for the year of \$7,106.50 which is a 4% increase based upon expenditures from 2010 to 2011. Our operating costs for this year were \$421.15 more than our \$6,840 homeowner fees. This necessitated increasing the annual homeowner fee from \$90 to \$95. This is the first fee increase since the development has been established. In an effort to reduce costs, we entered into a 3 year contract with DP&L Energy which is saving an average of \$10 to \$15 per month in electrical costs, and negotiated a \$23 cost savings with Buckeye Eco care by paying for the complete cost of herbicide/pesticide service at the beginning of the year.

Future Maintenance . . . We had discussion about how maintenance costs will probably increase in the future not only for basic routine maintenance now performed, but because the sprinkle and lighting systems are getting older (about 10 years old now) and may require updating and/or more repair; and the trees at the main entrance are getting bigger and will need pruning, spraying/fertilizing and leaf pickup. We, the trustees have been of the opinion that we should only increase the annual fee as much as is necessary to cover on-going expenses. However, some homeowners in attendance felt that they had no problem with raising the annual fee in order to establish a reserve fund for these types of expenditures rather than incur an unplanned expenditure in the form of a special assessment to cover these costs. The trustees will discuss this during upcoming trustee meetings.

We also had discussion about how to reduce our costs with volunteers for shrub trimming and mulching the planting areas. A suggestion was made to plan further ahead by choosing dates now (including rain dates) and publish it well ahead of time so that residents can work the dates into their schedule since some homeowners plan their schedule for the year. The trustees will discuss this at their next meeting.

Our website . . . We expressed our thanks to Rick Courtney for another year of faithfully maintaining our website free of charge and doing a great job of it.

Neighborhood Picnic . . . We discussed when, where and how to have the picnic. It was suggested that the weekend after the Beavercreek Popcorn Festival and the Greek Festival be the weekend for our

picnic. It was also suggested that we might hold the picnic in the dead end street area of Hampton Place rather than the cul-de-sac on Stratford Lane. Thirdly, it was suggested that more children's activities be available. Ron Simmons will look into this.

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Window problems . . . John Ludwig said that his transom window manufactured by Windsor Windows blew out and wanted to know if anyone else had experienced a similar problem. Ron O'Rear commented that he had cracking problems with his. Ron will send an email to the homeowners about this.

Furnace/AC problems . . . John also stated that he had to have his furnace and A/C units replaced that were installed by Comfort Air. An air box was missing underneath the furnace that destroyed the fan. This happened after the 5 year warranty period expired, so he had to pay for it. Ron Simmons commented that his A/C unit was undersized and that the heat exchanger had been replaced.

Curb problems . . . Jarrod Burch commented that his drive-way curb was not draining properly and wondered if anyone else had that problem. Wayne Klein said that he did and that the repair that the county did has not completely helped.

Greene County Airport . . . Ron Simmons asked if an Environmental Impact Study had been done for the runway expansion. Yes, it had been done when the airport was built and it included the runway expansion that is currently almost complete.

Land owned by Bob Arnold Sr. which is adjacent to Windemere . . . Wayne Klein asked if there is any news on the development of this land since he saw some trees being taken out. No one knows of any news.

Foreclosed homes . . . Are there any homes foreclosed or under water in the neighborhood? We do not know of any.

Annual Fees . . . 60 homeowners have paid their fee so far.

Election of trustee . . . Debby Heinz was unanimously re-elected to the 3 year trustee position. The vote was 23 homeowners in favor and zero opposed. 13 of the votes were cast by email proxy and 10 votes were cast at the meeting.

Abbey/Stratford intersection . . . We had some discussion what could be done about drivers not stopping at this intersection. Some ideas put forth were children at play signs, rumble strips, reflective strips on the existing stop signs and changing the intersection to a 4-way stop.

Meeting was adjourned and Gerald thanked everyone for attending.