

Windemere Homeowners Association  
Trustee Meeting Minutes, April 23, 2013

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

Meeting Minutes ..... Minutes from the February 27th trustee meeting were approved.

Treasurer Report ..... As of April 21st, we have a balance of \$6,609.47 in our checking account.

Annual Fees ..... There is one homeowner whose fee is still outstanding. A 3<sup>rd</sup> and final  
overdue notice will be sent tomorrow.

Budget vs. Actual Report. . Thus far, we are \$1,015.50 under budget for the year.

Plan Review Committee . . There are no new or pending items.

Lighting ..... Gerald replaced some burned out bulbs and fixed a loose wire at the main  
entrance. One of the spot light bulbs is out at the Abbey entrance. Gerald  
will replace it. Ron will purchase more bulbs.

Irrigation ..... The cost of our water has increased by 7%.

Shepherd Road strip ..... On April 10<sup>th</sup>, the trustees met with representatives of CCN to discuss the  
maintenance of this area. They have agreed to cut the grass on a regular  
schedule and spray for weeds twice a year. A more detailed email will be  
sent to homeowners regarding this.

Entrance Maintenance . . Of the 3 quotes obtained for the mowing of our entrances, Leisure Time  
Lawn Care submitted a lower quote and was selected to provide our mowing  
Service.

Reserve Fund ..... A 2<sup>nd</sup> email will be sent to homeowners about the requirement by the state  
of Ohio to establish a reserve fund and our need to establish a committee to  
help with this. One homeowner has volunteered already.

Income Tax Return ..... Our information is with our preparer and we are waiting for the  
return to be completed by June.

Audit ..... The audit will be completed soon.

HOA Insurance ..... The cost for our coverage this year decreased by \$14 to \$586.

Next trustee meeting ..... The next trustee meeting is scheduled for June 25<sup>th</sup>.