

Windemere HOA Trustee Meeting Minutes
07/10/25

Attendees – Trustees – Raghu Srinivasan, Ron O'Rear and Bob Gardner

1. Opening

- Raghu opened the meeting at 7:05.

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 06/30/25. Key budget performance indicators are summarized below:

Budget Analysis	Budget	Actual	Variance
Income YTD	\$11,795.69	\$19,703.15	\$7,907.46
Expenses YTD	\$6,860.58	\$18,216.12	(\$11,355.54)
Net YTD Budget Variance			(\$3,448.08)
Cash on Hand at Month End			\$5,757.41

- The 6/30/25 financial reports were approved.

4. Plan Review Committee Report

- A request received from Rick and Becky Courtney regarding upgrades to their home were reviewed and approved by the Plan Review Committee. The Trustees approved the proposed upgrade and notified the Courtneys.

5. New Trustee Checklist

- After 4 failed attempts to revise the signature cards at the Post Office, the Trustees agreed to discontinue the effort until next year. The signature cards are not critical right now as all Trustees have access to the PO Box.

6. Drainage Issue – Beck 2025

- The drainage issue appears to be resolved for the time being. As mentioned previously, the Trustees will arrange to clean out the drainpipe if the issue resurfaces in the future.
- Ron O'Rear reported that his request to gain access to the Arnold property was denied due to previous unfavorable encounters with a Windemere resident.

7. Abby Lane Entrance Electrical Power Problem

- Ron reported that all repairs have been completed and related insurance payments have been received.

8. Windemere Entrance Electrical Power Problem

- Ron reported that some of the lights at the Windemere entrance were not working. He determined the circuit breaker had apparently tripped. He reset the breaker and the lights are working properly now.

9. Trailers Parked in Driveways Complaint

- Ron reported that one resident appears to have parked a trailer on the dead-end street adjacent to their property. Raghu will confirm the matter, and if warranted, communicate with the resident regarding the covenants.

10. Irrigation System Startup

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- Ron reported that the Irrigation systems at both entrances have been activated after repairs were made for both systems. However, due to the recent wet weather, Ron has not turned the systems on yet.

11. Entrance Flowers

- We will not be planting flowers at the entrances this year.

12. New Residents

- Ron has prepared a welcome packet for the new home owners at 311 Stratford.
- Bob will deliver the packet and request contact information for HOA mailing list.

13. Homeowners Contact Information Update

- Ron updated the Homeowner Directory and distributed it to community members.

14. Annual Picnic

- The trustees agreed to survey the community to determine if there is sufficient interest in continuing the picnic this year.
- Bob will prepare and distribute a survey to the community to assess interest levels, and to determine if there are a sufficient number of volunteers to plan and manage the event.

15. Fiber Cable

- Ron previously distributed an email to the community regarding the potential installation of high-speed fiber. At this time, we do not have information regarding installing timing. However, when we do get this information, Ron will distribute a reminder to the home owners regarding the need to mark their sprinkler heads to avoid potential damage.

16. Resident Issue

- The Trustees were recently informed that one resident intended to pursue legal action regarding damage to shrubs along the edge of his property, possibly resulting from someone applying a vegetation killer to the shrubs. The Trustees acknowledged the issue, but agreed it is not appropriate for the HOA to get involved in the matter

17. Other New Business

- Bob initiated a discussion regarding solicitors visiting our homes to sell various services. There have been several complaints regarding this practice. The initial question is - is this practice allowed or managed in any way by local government?
- Ron will investigate local regulations to determine if there are any restrictions on this practice. When we have this information, we will determine if there is sufficient interest in the community for taking actions to limit this practice.

18. Closing & Next Meeting

- Next Trustee Meeting – The next meeting date will be Tuesday, 08/12/25 at 7:00pm at Bob Gardner's home.
- The meeting was closed at 8:15pm.

Prepared by Bob Gardner

07/11/25