

Windermere Homeowners Association
Minutes of the Meeting of the Board of Directors
January 14, 2008
Approved February 11, 2008

Quorum

The meeting was called to order at 7:05 p.m. by President Earl Wellborn. Also present were Vice President Anne Trevino, Director Patrick Sullivan, Director James Crabtree and Property Manager Angela Drabik. Director Art Cardenas, Secretary Guenevere Ceraldi-Cueva, and Director Monnie DeUnger were not present.

Previous Minutes

Director Crabtree moved for the approval of the December minutes. Vice President Trevino seconded and the motion passed unanimously.

New Business

Property Manager Drabik stated that annual assessments were mailed on December 26, 2008.

Homeowner Concerns

Homeowner Daniel and Petrieus Rogers, 16403 Malden Drive stated they are concerned of the property located at 16401 Malden Drive. The Rogers complained of a large dragon statue, yard not maintained, vehicle with flat tires, and old Christmas lights still up. Dogs in the backyard are malnourish. One dog died and was there for several days. When they called Travis County Health Department, they came out but the homeowner just set out food and buried the other dog in the backyard. *Property Manager stated that several notices and fines have been sent to the address. President Wellborn stated that the homeowner should contact Commissioner Eckhart's office on health violations and instructed Property Manager Drabik to continue assessing violation notices and fines.*

Homeowner Catherine Lane, 1105 Cresswell, sent letter regarding barking dogs, fireworks, and loud music. She did not sign her name or give her address; this was in her annual dues payment. *President Wellborn instructed Property Manager Drabik to send letter to Ms. Lane stating per the Texas Legislation, violations must be visible and accounted for by authorized person of the association. When City of Pflugerville annexes the neighborhood, fireworks discharge and noise nuisance violations will be enforced by the city. Barking dog letter will be sent to homeowner if valid address is given.*

Homeowner Saada Zakaria, 1122 Thackeray, refuses to pay the late fees and certified letter fees for 2007 since she was not notified until the certified past due letter went out in April. *Board unanimously agreed that late fees and certified fees remain due to the date payment was received and annual statement reflects when late fees are assessed.*

Homeowner Margaret Thomas, 1102 Blackthorn Drive, requested the \$5.00 for certified letter that was sent in August 2006 for lawn maintenance be removed. *Board unanimously agreed that the certified fee remain on account due to the age of the fee and the fact that it was legitimately included per the notice and the violation letter stated that a homeowner has 30 days to contest a violation.*

Homeowner Stephen Moffit, 17109 Village Glen Road, requesting President of WHOA call him regarding late fees for 2007 dues. Property is for sale. *Board unanimously agreed that late fees remain due to the date payment was received and annual statement reflects when late fees are assessed.*

Homeowner Micheal Honeycutt, 17427 Rannoch Drive, requesting paid expenses for 2007 for the WHOA. *Property Manager will send statement to homeowner.*

Executive session at 7:45 p.m.

Adjournment

Director Sullivan made a motion to adjourn at 8:30 p.m. Vice President Trevino seconded and the motion passed unanimously.