

# **Windermere Homeowners Association**

Minutes of the Meeting of the Board of Directors

December 8, 2008

Approval Pending

## **Quorum**

The meeting was called to order at 7:22 p.m. by President Earl Wellborn. Also present were Vice President James Crabtree, Secretary Sharon Parsley, Director Art Cardenas and Property Manager Angela Drabik. Director Patrick Sullivan, Director Dana Barbie, and Treasurer Monnie DeUnger were absent.

## **Previous Minutes**

Vice President Crabtree moved the approval of the November minutes. Director Cardenas seconded and the motion passed unanimously.

## **New Business**

President Wellborn stated that the 1<sup>st</sup> reading of the annexation plan will be Tuesday, December 09, 2008 at 100 East Main Street, Suite 500 starting at 7:30 pm. President Wellborn stated that he and Property Manager Drabik met with the Assistant City Manager. The City of Pflugerville has agreed to take over the South Park, South Pool, Clubhouse, and Lot 29. The City of Pflugerville wants to keep the South Park open. The CoP will continue to use the Clubhouse as community meeting room and allow the WHOA board of directors for board meetings. Current CoP policy is meeting room use is free-of-charge but that a city employee must be present at the facility during the time of use. This policy will have to be reviewed as an employee would have to be tasked to do this. Attorneys for both CoP and WHOA are discussing a 99 year lease on the management office.

Vice President Crabtree made a motion to convey the Windermere HOA Clubhouse to the City of Pflugerville on or after January 1, 2009 contingent upon Windermere HOA board members have rights to the clubhouse space once a month at no charge. Director Cardenas seconded and the motion passed unanimously.

Director Cardenas made a motion to convey the Windermere HOA Office Building to the City of Pflugerville on or after January 1, 2009, contingent upon a 99 year lease being executed between the City of Pflugerville and the Windermere HOA in consideration of the other properties transferred during the 2008 annexation of Windermere. Vice President Crabtree seconded and the motion passed unanimously.

Property Manager Drabik stated that the new pool contract with YMCA has been finalized and approved removing the South Pool and opening the North Pool six days a week. The City of Pflugerville will be maintaining the South Park and Pool.

Property Manager Drabik stated that the new landscaping contract with Proscap Landscaping has been finalized and approved removing the South Park, Lot 29 and entrance at Windermere and Pecan. The City of Pflugerville will be maintaining these properties.

Entered Executive Session at 8:05 p.m.

Exited Executive Session at 8:11 p.m.

Vice President Crabtree moved to adopted the 2009 pay schedule for the Property Manager. Director Cardenas seconded and the motion passed unanimously.

### **Adjournment**

Vice President Crabtree made a motion to adjourn at 8:15 p.m. Secretary Parsley seconded and the motion passed unanimously.