

# **Windermere Homeowners Association**

Minutes of the Meeting of the Board of Directors

January 12, 2009

Approved March 9<sup>th</sup>, 2009

## **Quorum**

The meeting was called to order at 7:02 p.m. by President Earl Wellborn. Also present were Vice President James Crabtree, Director Patrick Sullivan, Director Dana Barbie, Treasurer Monnie DeUnger and Property Manager Angela Drabik. Secretary Sharon Parsley and Director Art Cardenas were absent.

## **Previous Minutes**

Director Sullivan moved the approval of the December minutes. Treasurer DeUnger seconded and the motion passed unanimously.

## **New Business**

Property Manager Drabik stated that a resolution for the removal of Christmas decorations should be discussed. President Wellborn advised to get wording from other associations to be voted on at next meeting.

Property Manager Drabik stated that she has had no response to Aus-Tex Sandblasting to repair the fence around the South Pool. President Wellborn instructed Property Manager to contact attorney to send letter regarding the warranty.

## **Homeowners Concerns**

Homeowner Chelsea McMurtrie, 17204 Village Glen Cove, questioned why association funds were being sent to Florida. Per Property Manager Drabik, new bank account had been set-up with an association bank. All invoices and payments are now processed through a lockbox account. This alleviated all funds at one banking institution. Mrs. McMurtrie requested pool schedule since City of Pflugerville will be taking over the South Pool and Park and will homeowners on the north side that have not yet been annexed get to pay the city rate for the pool. President Wellborn stated that the North Pool will be opened six days for WHOA members and guest only. The pool will be closed on Mondays due to cleaning. Ms. McMurtrie complained that Windermere homeowners who have not been annexed into the city will have to pay a high price for season family pool passes. Ms. McMurtrie questioned where WHOA board meeting will take place. President Wellborn stated that the city has given us permission to continue to hold board meetings in the clubhouse. The reason why the meeting was at the management office on January 12<sup>th</sup> was due to construction. A notice was posted on the door of the temporary location.

Homeowner Kirk Zippe, 922 Thackeray Lane, provided proposal for resurveying lots in the alley between Thackeray Lane and Black Locust Drive. The cost of resurveying was \$136.500. President Wellborn stated that the association attorney had already stated that association funds cannot be used on individual homeowners lots. Vice President Crabtree made the motion to deny proposal of resurveying alley lots. Director Sullivan seconded and the motion passed unanimously.

Homeowner Marlene Hello, requested that violation letter be sent to 17129 Valley Glen Road due to tarp over plants for protection. Board instructed Property Manager to send letter to homeowner requesting that the tarp and blanket be removed when there is not a freeze warning.

Homeowner Debra Ashby, 16208 Knottingham, received letter regarding tow truck. She states that her brother comes for short periods during the day. Board instructed Property Manager to send letter stating that tow trucks are not allowed in neighborhood.

Homeowner Alexis Hernandez, 1123 Disraeli Circle, requested by submitting ACA application to add door in front entrance way. Director Barbie made motion to not approve ACA application due to front of appearance of home will change and property is located on a single-family residence lot. Vice President Crabtree seconded and the motion passed unanimously.

Entered Executive Session at 7:25 p.m.

Exited Executive Session at 7:59 p.m.

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### **Adjournment**

Vice President Crabtree made a motion to adjourn at 8:05 p.m. Director Sullivan seconded and the motion passed unanimously.