

**Windermere Homeowners Association**  
Minutes of the Meeting of the Board of Directors  
July 13, 2009  
Approved August 10, 2009

**Quorum**

The meeting was called to order at 7:08 p.m. by President Earl Wellborn. Also present were Vice President James Crabtree, Treasurer Monnie DeUnger, Secretary Sharon Parsley, Director Patrick Sullivan, Director Doris Engle, Director Ed Geissler, and Property Manager Angela Drabik.

**Previous Minutes**

Vice President James Crabtree moved for the approval of the June minutes. Director Engle seconded and the motion passed unanimously.

**New Business**

President Wellborn stated that he and Vice President Crabtree attended the City of Pflugerville community meeting on the development and growth of Pflugerville. Crabtree stated that he sent a letter to the Mayor and Councilmen on the meeting. The next meeting is scheduled for August 6, 2009.

President Wellborn reported on a pit bull attack on Stoneham Circle. The City of Pflugerville responded and apprehended the animal. A police report was requested and a letter will be sent to the homeowner from the WHOA.

President Wellborn reported that a rezoning from single family to non-conforming use was denied. Past City Manager stated that the road into the South Park from the Edgemere side would not be reopened without a bond issue.

Property Manager Drabik stated Clark Thompson has been monitoring and cleaning the North Park.

Property Manager Drabik reported that collection were 16% which is 3% higher from this time last year.

Director Sullivan made a motion to approve the bid for installing chicken wire on the beams to keep the birds from nesting in the dog run at the North Pool. Vice President Crabtree seconded and the motion passed unanimously.

Director Sullivan made a motion to approve the bid for installing a new water fountain at the North Pool. Vice President Crabtree seconded and the motion passed unanimously.

Director Sullivan made motion to accept the following resolution, “**Exterior holiday lights or decorations** may be erected on the exterior of the property in commemoration or celebration of publicly observed holidays provided that such lights or decorations do not unreasonably disturb the peaceful enjoyment of adjacent Owners by illuminating bedrooms or creating a noise nuisance. Decorations or lights may not be displayed more than two (2) weeks in advance of the holiday. Christmas or winter decorations may not be displayed prior to November 15<sup>th</sup> of each year. All decorations, lights or winter decorations shall be removed thirty (30) days after each holiday.” Secretary Parsley seconded and the motion passed unanimously.

### **Homeowner Concerns**

Homeowner Lisa Mierkiewill, 16049 Stoneham Circle, was concerned over the high water bills she has been receiving. She stated that her bill was \$75.00. She requested that the WHOA petition the water company to reduce rates. President Wellborn stated that a rate negotiation was already in effect at the lowest the WHOA could get approved. Ms. Mierkiewill stated that the sign at Windermere needed repaired. Property Manager Drabik stated that she would contact the City of Pflugerville.

Homeowner Lori Sofinowski, 17301 Bishopsgate Drive, was concerned over the annexation of the North Pool and Park to the City of Pflugerville. She requested to be notified prior to the decision of the transfer by a survey or perhaps put up signs for homeowners to voice concerns at a community meeting. President Wellborn stated that no decision on annexing the North Pool and Park will be made until after pool season and assessing the usage of the pool.

Homeowner Tracy Barnes, 16006 Fitchburg Circle, appealed the denial of a temporary trellis on her property. Director Sullivan made a motion to deny the appeal and the trellis remains unapproved. Secretary Parsley seconded and the motion passed unanimously.

Homeowner Brian Fayhee, 16108 Windermere Drive, emailed an appeal to violation charges for a jet ski on property from December 2008 and March 2009. Vice President Crabtree made a motion to deny the appeal and fines remain on record due to the 30 day time limit. Director Sullivan seconded and the motion passed unanimously.

President Wellborn instructed Property Manager Drabik to follow up with homeowners at 17125 and 17127 Valley Glen Road on removing fence from drainage area due to possible flooding this fall.

### **Adjournment**

Vice President Crabtree made a motion to adjourn at 8:50 p.m. Secretary Parsley seconded and the motion passed unanimously.