

Windermere Homeowners Association
Minutes of the Meeting of the Board of Directors
September 14, 2009
Approved October 12, 2009

Quorum

The meeting was called to order at 7:00 p.m. by President Earl Wellborn. Also present were Vice President James Crabtree, Secretary Sharon Parsley, Director Patrick Sullivan, Director Doris Engle, Director Ed Geissler, and Property Manager Angela Drabik. Treasurer Monnie DeUnger was absent.

Previous Minutes

Director Patrick Sullivan moved for the approval of the August minutes. Vice President James Crabtree seconded and the motion passed unanimously.

Homeowner Concerns

Homeowner Dan Letourneau, 17205 Sandwick Drive, requested a second time to suspend enforcement while his court case was pending. President Wellborn advised him the board would not suspend violation process since Mr. Letourneau was filing his case in J.P. court and not asking for arbitration.

President Wellborn stated to Mr. Letourneau that it would likely be approved if he would file an ACC application and locate the A/C on the side windows. Mr. Letourneau stated that the board had no right to demand the ACC application since A/C were not specifically prohibited in the CCRs. Mr. Letourneau further stated that his intent was to get a ruling that would remove any enforcement power not specifically enumerate. President Wellborn stated that there were many passages in the CCRs that gave the board power of interpretation especially when it comes to matters of aesthetics. Mr. Letourneau stated he was ready to go to court but wanted to go to JP court to save everyone money. President Wellborn responded that the association had ample cash reserves for legal challenges and since Mr. Letourneau's goal was general curb the association power, the board would have to defend the association. Mr. Letourneau later asked for a Financial Report. Property Manager Drabik will send Mr. Letourneau the reports from the 2009 annual meeting and current balance sheet. The board unanimously agreed to move forward with legal action.

Homeowner Roger Magnum, 17127 Valley Glen Road, requested that the WHOA not pursue him in the case of the fence placement between 17125 and 17127 Valley Glen Road. Mr. Magnum stated that he did not install nor approve the fence. President Wellborn stated that when property encroaches on your property, it becomes your responsibility. Mr. Magnum also stated that there was a lot of trash and debris in the drainage ditch running along Valley Glen Road up to Picadilly Drive. President Wellborn will discuss the procedure with attorney on next legal action regarding the fence.

Homeowner Greg Alexander, 955 Kirtomy Loop, requested a change in the resolution for holiday lights to extend to thirty days prior to a holiday. Mr. Alexander stated that several homeowners start Halloween decorations at the beginning of October and put a lot of work into the installation. Secretary Parsley made a motion to revise the resolution to read thirty (30) days prior to the holiday. Vice President Crabtree seconded and the motion passed unanimously. Mr. Alexander provided City of Pflugerville pool price sheet. He stated that the amounts are higher than were discussed at the annual meeting. President Wellborn stated that he looked at the prices after the annual meeting, but only 350 families used a pool that 1876 homeowners pay for.

Vice President Crabtree resigned from the board effective immediately after the meeting. His family is moving from the subdivision. He stated he has enjoyed working on the board and wishes success to the neighborhood.

Adjournment

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