

Windermere Homeowners Association
Minutes of the Special Meeting of the Board of Directors
August 30, 2021
Approved August 30, 2021

1. Quorum/Call to Order

Tonight's meeting was conducted using Zoom, a web-based video conferencing tool, through Goodwin & Company, the HOA Property Management Company. Details on participants are in the Property Manager's file.

President Earl Wellborn called the meeting to order at 5:31 P.M. Also, present were Directors Urcha Dunbar-Crespo, Scott Miller, Jill Castro, Dennis Messex, and Wilbert King. Director Paul Urban was not in attendance. Goodwin Property Manager Melissa McWilliams was in attendance.

2. New Business

President Wellborn announced that the sole purpose of tonight's meeting was to pass rules mandated by the 2021 Texas Legislature.

WHEREAS the Declaration provides that owners of lots subject to the Declaration are automatically made members of WINDERMERE HOMEOWNERS ASSOCIATION, INC. (the "Association");

WHEREAS the Association, acting through its board of directors (the "Board"), is authorized to adopt and amend rules and regulations governing the property subject to the Declaration and the operations of the Association pursuant to Article V, Section 5.4 (e) of the Declaration, Article VII, Section 7.1 (A) of the Bylaws, and state law; and

Director Messex moved to adopt the rules set forth in Exhibit "A" to supplement the previously recorded Rules. To the extent of any conflict with previously-recorded rules, the rules on Exhibit "A" control. Director King seconded and the motion passed unanimously.

3. Adjournment

Director Messex made a motion to adjourn. Director King seconded and the motion passed unanimously. The Board adjourned at 5:34 P.M.

Submitted by: Secretary Urcha Dunbar-Crespo