

Windermere Homeowners Association

Minutes of the Annual Meeting

April 21, 2025

Approved May 19, 2025

1. Call to Order/Roll Call - Establishment of Quorum

- a. Tonight's meeting was conducted using Zoom, a web-based video conferencing tool, through Goodwin & Company, the HOA Property Management Company. Details are in the Property Manager's file.
- b. President Paul Urban called the meeting to order at 6:11 P.M. Also present were Directors Joe Clonan, Wilbert King and Urcha Dunbar-Crespo. Property Manager Melissa McWilliams was also in attendance.

2. Proof of Notice of Meeting

Proof of Notice was shown. A quorum was confirmed; received 114 responses, 88 were needed.

3. Review & Approval of 2024 Annual Meeting Minutes

The 2024 Annual meeting minutes were reviewed and approved at the May 20, 2024 meeting.

4. Review & Approval of March 17, 2025 Minutes: (approved minutes are on www.windermerehoatx.org)

Director Joe Clonan made a motion to approve the Minutes; Director King seconded, and it passed unanimously.

5. Homeowners may have the floor (limit 3 minutes per speaker). Homeowners were asked to submit their comments using Zoom Chat. Highlights of the comments and concerns from Zoom Chat are in the Property Manager's file. No homeowners spoke.

6. Old Business (Completed work in 2024)

- a. Pool Upgrades to modernize
- b. Tree replacement for ones that froze
- c. Upgrades and repairs in pool/park areas
- d. Installed a doggie poop station
- e. Planted grass in some areas
- f. Replaced a damaged bench
- g. Upgraded the bathrooms
- h. Added Christmas lighting at the park and both monument signs
- i. Made significant upgrades to the public areas and park equipment
- j. Upgraded Windermere signage in both locations (paint and power wash)

7. New Business (2025)

- a. Landscape enhancements to replace plants damaged in the freeze (mostly cacti)
- b. Replacing some additional areas of grass. Currently seeding the areas
- c. Changing out the old residential fans in the pool area with proper commercial fans
- d. Minor improvements to get the pool ready for opening Memorial Day weekend
- e. Continuing improvements to the neighborhood monument sign areas
- f. The Social Committee is planning a pool opening party and other events
- g. Installation of additional picnic tables inside pool area
- h. Ongoing repairs and enhancements to the pool area
- i. Restriping the parking spaces in the parking lot

- j. Pool:
 - i. Beginning Memorial Day weekend, pool will be open daily from 9 AM to 9 PM until school starts
 - ii. After school starts, pool will be open weekends only
 - iii. Pool closes for the Season the day after Labor Day
 - iv. Homeowners were advised of the process to request a pool key or resolve key issues. Keys are sent via FedEx to the homeowner and charged to their account.
 - k. Volunteers are needed to establish a Neighborhood Watch Committee and for the Social Committee. Interested homeowners can email the Property Manager or sign up on TownSq.
8. Violations Review. The Property Manager reviewed the 2024 violations. Details are in the Property Manager's file.
- a. 2024 violations Summary – There were 1,954 violations for the year. The bulk of the violations were in landscaping, rubbish and debris, unsightly, vehicles, and fencing. Homeowners are making significant progress in resolving issues.
9. Financials Review. The Property Manager reviewed the 2024 Financials. Reports and the budget are available in TownSquare (TownSq) at <https://app.townsgq.io/login>. Highlights included:
- a. 2024 Financial Review (Income Statement with Budget Comparison).
 - b. 2024 Year to Date Balance Sheet Review.
 - c. 2024 Violation Summary Review
10. Board Election Results: There were four (4) candidates and one (1) seat open. Elena Young was elected to fill the vacancy by a significant majority vote. Details are in the Property Manager's file.

Adjournment

Director Clonan made a motion to adjourn. Director King seconded, and the motion passed unanimously at 6:52 P.M.

Submitted by Secretary Dunbar-Crespo