

Windermere Homeowners Association

Minutes of the Annual Meeting

April 19, 2021

Approved April 18, 2022

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 Earl Wellborn called the meeting to order at 7:00 P.M. Also present were Directors Paul Urban, Urcha Dunbar-Crespo, Scott Miller, Dana Barbie, Dennis Messex, Johnny Lopez, and Property Manager Melissa McWilliams.

2. Proof of Notice of Meeting

Proof of Notice was shown. A quorum was confirmed; received 216 responses, 188 were needed.

3. Review & Approval of Annual Meeting Minutes from 2020

The minutes of the April 27, 2020 Annual Meeting were reviewed. Director Messex made a motion to approve the minutes; Director Barber seconded, and it passed unanimously.

4. Treasurer's Report – Financials and Budget Review

- a. Director Miller provided an overview of the operating budget. Annual dues were not raised and are still amongst the lowest dues in HOAs. He also highlighted how some of the dues were used to repair damages to the pool and to make improvements in the park.
- b. The 2018 and 2019 audits concluded with two (2) findings that Goodwin was asked to address: 1) accounts receivables in regard to people who owe the HOA money but haven't paid; and 2) the risk with how the HOA is banking when balances exceed the FDIC limit. Goodwin advised that the banks have surety bonds to cover the deposits. The Treasurer will continue to review bank usage to determine if deposits need to be spread around.

5. Property Manager's Report: Highlights included:

- a. A summary of the financials and violations for the past 12 months.
- b. Reserve Study was last done in 2020; there are two (2) proposals for the Board to consider
- c. Playground: Prices for materials and shipping have increased for the shade cover; so updated quotes are needed. There is a broken table that needs to be replaced. Quotes have been received to replace the broken table and to add some benches.
- d. Pool hours: The Board will discuss various options during the monthly meeting following the Annual meeting.
- e. Parking/Vehicle Enforcement Committee: Ms. Erskine resigned, so a replacement is needed. Also need volunteers for Neighborhood Watch and the Social Committees. Interested residents were asked to contact the Property Manager.

6. Board Election Results

There were two (2) vacancies on the Board: Jill Castro and Wilbert Jones were elected to fill the vacancies by majority vote.

7. Old Business/New Business. Approved the 2020 minutes. All other old/new business is addressed during the monthly Board meetings.

8. Resident speakers may have the floor (limit 3 minutes per speaker). Homeowners asked to submit their comments using Zoom Chat. Highlights of the comments and concerns from Chats are summarized below. Details are in the Property Manager's file.
 - a. Concerns / Requests:
 - i. Rules for parking and violations for cars parked with trailers or covered cars in driveways: Homeowners can send photos with the date, time, and address to the Property Manager. They can also contact Pflugerville Code Enforcement.
 - ii. Pool: The Board is looking at opening the pool and have discussed dates. Clarification is needed from the Attorney on wearing masks at the pool. The HOA has a contract for pool maintenance but still needs a contract for monitors/lifeguards.
 - iii. Mailbox repairs: Help is needed from the HOA to get mailboxes repaired.
 - iv. The HOA Website is outdated. Bids are being solicited for a new website.
 - v. Email: A request was made for 1) the email addresses for Board members; 2) monthly minutes to be emailed to homeowners. Homeowners were advised to send emails for the Board to the Property Manager and that the monthly approved minutes are posted on the Goodwin portal.
 - vi. Security: The Security patrol contract is being reviewed to determine if it's effective. Cameras will be installed at the new playground which is up and running; however, the light poles need to be repaired. After repair, cameras will be installed on poles.
 - vii. HOA email address: The old email address needs to be deactivated. It is not monitored. Homeowners were asked to send emails to the Goodwin Property Manager.
 - viii. Airbnb: The CCRs don't address short term rentals. However, if there are violations to the CCRs (e.g., loud noise, too many cars, trash) homeowners can take photos and email them to the property manager.
 - ix. HOA Fines: Unpaid fines continue to add up. Homeowners received an overview of the process for collecting fines.
 - x. Farm animals: They are not allowed in the HOA.
 - xi. Farm on Gower: The farm is not a part of the HOA. A request was made to ask the owner to keep their chickens and ducks out of the park.

Adjournment

Director Dennis Messex made a motion to adjourn at 8:37 P.M. Director Dana Barbie seconded, and the motion passed unanimously.

Submitted by Secretary Dunbar-Crespo