

Windermere Homeowners Association
Minutes of the Meeting of the Board of Directors
August 15, 2022
Approved as Corrected
September 19, 2022

1. 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 are in the Property Manager's file.

President Earl Wellborn called the meeting to order at 7:00 P.M. Also present were Directors Paul Urban, Urcha Dunbar-Crespo, Scott Miller, Dennis Messex, Jill Castro, and Wilbert King. Goodwin Property Manager Melissa McWilliams was in attendance.

2. Open Session for Homeowners Concerns/Comments

Homeowners joined the video meeting. Participant information and comments are available in the Property Manager's file.

- a. A homeowner complained about the roosters and hens in the Windermere playground and parking lot and asked if McMurtrie Farm belonged to the HOA. They were advised that the farm was not a part of the HOA. The homeowner was also advised that the City of Pflugerville, Parks and Recreations, owned the playground and parking lot areas. Any concerns about those areas need to be addressed to the City. They also complained about graffiti removal which is handled by the City. Homeowners can report graffiti problems to the City through their online portal; the link for the portal was posted in the meeting chat. The HOA can assist homeowners reach out to the City when problems arise.
- b. A homeowner expressed concern over assessments for a dead tree in their front yard. They have been cutting it down; however, they continue to get assessments, and the photos included in the letter show the progress in cutting down the tree. The homeowner will forward previously sent information to the Property Manager and request relief. The Board will consider the homeowner's request.
- c. A homeowner expressed concern over cars driving into her yard and damaging vehicles, their yard, and trees. They wanted to put stone boulders or something in their yard to stop the cars from running into the yard. The homeowner was advised to create a plan and send it to the Architectural Control Committee.
- d. A homeowner asked about evening and weekend compliance services and complained that sidewalks are uneven and are tripping hazards. The homeowner was advised to send info on evening and weekend violations to the Property Manager. Since the City maintains sidewalks, homeowners can contact the City regarding repairs. There is an online portal for reporting problems with sidewalks, graffiti, etc.; the link was posted in chat. The HOA can assist homeowners reach out to the City when problems arise.
- e. A homeowner complained again about violations that appear to go unresolved (low hanging trees, fences in need of repair...). The Property Manager reiterated the violations process and advised that action continues to be taken to resolve those issues.

3. Approve July Board Meeting Minutes (approved minutes are on www.windermerehoatx.org)

- a. The July 18, 2022, Board Meeting Minutes were reviewed. Director Messex made a motion to approve the minutes; Director King seconded, and it passed unanimously.

4. Property Manager Report

Property Manager Melissa McWilliams provided the Property Manager's report. There are 1,871 homes in the community.

- a. Financials: The July 2022 financials were summarized. Funds are used to maintain HOA properties (e.g., pool, playground, common areas), and costs for property management (e.g., paying HOA bills, interacting with vendors and contractors that maintain HOA properties, collections, violations and following up on violations, collecting dues...). Reports are available in TownSq at <https://app.townsgq.io/login>
- b. Violations: Details are maintained in the Property Manager's file. In summary, the number of violations continue going down.

5. Discuss Old Business/Committees

- a. Office HVAC: Repairs are done.
- b. Security camera: Two cameras have been readjusted. The modem box was relocated because it was getting too hot and going offline.
- c. Commercial and inoperable vehicles: There are a lot of them; however, multiple vehicles have been removed.
- d. Broken grill at the park: The broken grill has been removed

6. Discuss New Business

- a. Pool Schedule: The pool is still open daily through labor day. Per the pool contract, lifeguards and monitors are there on weekends only because school has started and there is no availability.
- b. 2023 Budget: The draft is completed. A date is needed for a budget workshop. Almost all of the contract vendors are increasing their prices; however, a decrease is anticipated for fuel surcharges since fuel prices are going down.

7. Executive Session - The Board moved into Executive Session at 8:07 P.M. and reconvened at 8:36 P.M. After reconvening, action was taken on the following items.

- a. Director Miller made a motion to close out accounts with BB&T aka Truist and move them to First Texas Bank, with certificate of deposit (CD) money going to a Money Market Account on Sep 23, 2022 (when it matures). It was seconded by Director Messex and passed unanimously.

8. Adjournment

Director Urban made a motion to adjourn at 8:41 P.M., Director Castro seconded, and the motion passed unanimously.

Submitted by: Secretary Urcha Dunbar-Crespo