

# Windermere Homeowners Association (HOA)

Minutes of the 2024 Annual Meeting Suspended

April 15, 2024

Approved May 20, 2024

## 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, Urcha Dunbar-Crespo, Jill Castro, and Harrison Bell. Property Manager Melissa McWilliams was also in attendance. Director Messex was absent.

## 2. Proof of Notice of Meeting

- a. Proof of Notice was shown; however, a quorum was not present or represented. There were 123 responses and a minimum of 188 were required. We need to meet the 188 or lower the quorum because elections cannot be held. The meeting was adjourned for lack of quorum and will be reconvened at a later date, of which owners will be notified. The Property Manager will reopen the voting link and send out notices to the homeowners to vote or send in a proxy.
- b. Homeowners were advised that immediately following adjournment of the owners' meeting, the board will hold a special board meeting, the sole purpose of which will be to go into executive session to discuss and vote on enforcement action for a home with a current significant deed restriction violation. Executive session will be for the board only, but the board will come out of executive session and on the same link will generally summarize the action taken in executive session. It is anticipated that enforcement action will be approved against a home that will not be publicly named due to privacy, and that associated legal costs and other associated enforcement costs will be approved.

## 3. Homeowner Questions: Although no business was conducted; the below thoughts / questions were shared prior to adjournment.

- a. Any questions from homeowners regarding fines, processes etc. can be emailed to the Property Manager. She can respond to those issues or place items on the agenda for the next open meeting if board action is needed.
- b. Homeowners Mel and Johanna asked if the Board would resume in-person meetings to allow homeowners a chance to meet each other. Homeowners were advised that participation has been higher with the virtual meetings because it allowed every homeowner to conveniently attend the meetings. Windermere has a high number of rental properties and many of the owners do not live in the community (some are out of state). President Urban will see what can be done for in-person and virtual meetings.
- c. The Property Manager shared that more community events could be held and encouraged homeowners to join the Social Committee. She would like to see 5 or 6 members on the committee that would be led by a homeowner. The budget for this committee is on TownSq.
- d. Homeowner Johanna asked if there could be an award for the "best yard or nicest home on the block" something positive to counter all of the violations that are received? Neighbors could submit nominations, and this would help to build community. The Property Manager shared that this was done in the past (e.g., holiday decorations); however, it had to be cancelled because there wasn't enough manpower to handle it. This is where the Social Committee could come in. Homeowners were asked to join this committee.

- e. The President reminded homeowners of the importance of attending the board meetings and of communicating upfront with the Property Manager. This will minimize avoidable violations.
- f. Homeowner Mel expressed concern over why violations were received in the alleyways. The Property Manager advised them that it's important to maintain the alleyways because they must be accessible for emergency vehicles (e.g., fire trucks). The City requires that alleyways be maintained for the safety of the homeowners and the emergency vehicles.
- g. Homeowner Debbie expressed concern over a violation she received for a couple of little weeds in her alley. The Property Manager advised her that alleyways must be held to the same governing documents as the rest of the homeowners. She asked the board to be reasonable. She also raised the issue of neighbors helping neighbors in need.
- h. President Urban shared that he would like to create a "think tank" for the HOA and wanted homeowners to be a part of it. This will allow homeowners to get together to brainstorm ideas. Information will be posted on the HOA website; the President posted the link on the chat.
- i. A question was raised regarding the Special Call Meeting. The Property Manager read the information on the Special Call Meeting that the Board will hold in Executive Session (see para 2.b. above).

#### Adjournment

President Urban adjourned the meeting at 7:09 P.M.

Submitted by Secretary Dunbar-Crespo