

Windermere Homeowners Association
Minutes of the Meeting of the Board of Directors
June 19, 2023
Approved As Corrected, July 17, 2023

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 Paul Urban called the meeting to order at 6:01 P.M. Present were Directors Dennis Messex, Joe Clonan, Wilbert King, Urcha Dunbar-Crespo, Jill Castro, and Harrison Bell. Goodwin's HOA Property Manager Melissa McWilliams was also in attendance.

- 2. Approve March and May Board Minutes** (approved minutes are on <https://www.windermerehoatx.org>) Minutes from the March 20, 2023 Board Meeting and the May 31, 2023 Board Work Session were reviewed and approved. Motion to approve both sets of minutes by Director Messex, Seconded by Director King and it passed unanimously

3. Open Session for Homeowners Concerns/Comments

Homeowners joined the video meeting. Participant information and comments are available in the HOA Property Manager's file. The following concerns were raised:

- a. Homeowner Frank asked about repair of the pool phone, the 3-minute time limit for homeowners to speak, and weekend compliance driving. These issues were tabled for later discussion by the Board.
- b. Homeowner Peter asked for progress on unsafe fencing and trees with broken branches over sidewalks. He was asked to send information to the Property Manager. He also asked about shed height. This item was tabled for discussion in the Executive Session.

4. Property Manager Report

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

- a. Financials: The May 2023 financials were summarized. Reports are available in TownSq at <https://app.townsgq.io/login>
- b. Violations: The majority of the violations were for landscaping (e.g., trees need trimming, tree debris weeds) and rubbish and debris (e.g. trash cans left out).
- c. Completed Projects: Repaired the vandalized lifeguard station, window had to be replaced and lock was moved; replaced the "No Diving" sign; repaired plumbing to the pool equipment room and the men's bathroom; replaced emergency equipment at the pool; power washed the Swim Center sign; trimmed trees and removed dead ones at the pool; and hosted the Memorial Day Pool Party.
- d. Pending Projects: Working on the pool security system; awaiting quotes to upgrade the Windermere sign; working with the Social Committee on a Labor Day Pool Closing party; waiting on a quote to repair a vandalized lock on the pool side entrance gate and replacing the doorknob to the pool equipment room.

- e. Trash Containers for the Pool. An unusual number of homeowners are using the pool and the two small trash cans are not adequate. The Porter requested that 2 large roll away bins be obtained from and serviced by Waste Connections. The Porter will roll them out for service and the Pool Monitor will bring them in. The Property Manager has quotes and will discuss this in Executive Session.

5. Discuss Old Business/Committees

- a. There was no old business.

6. Discuss New Business

- a. New business items were addressed in the Executive Session.

7. Executive Session - The Board moved into Executive Session at 6:46 P.M. and adjourned Executive Session at 8:04 P.M. After reconvening, the below items were discussed.

- a. Trash containers – A motion was made by Director Clonan to approve the quote from Waste Management for two (2) 95-gallon trash containers for the pool while the pool is open. Director Messex seconded it and the motion passed.
- b. Pool Beautification – A motion was made by Director King to approve the proposal for pool beautification plants and flowers. Director Clonan seconded it and the motion passed.
- c. Fence Pickets - Board recommends that fences be a maximum of 8 feet tall and that pickets can be horizontal or vertical.
- d. Sheds – Board recommends that sheds be no more than 8 feet as specified in the Covenants, Conditions, and Restrictions.

8. Adjournment

A motion was made and seconded to adjourn. It passed unanimously and the meeting adjourned.

Corrections

- 1. Added the time that Executive Session started (i.e., 6:46 P.M.)
- 2. Revised the Adjournment language

Submitted by: Secretary Urcha Dunbar-Crespo