

Windermere Homeowners Association (HOA)

Minutes of the Board of Directors

Sep 15, 2025

Approval Pending

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 6:04 P.M. Present were Directors Joe Clonan, Wilbert King, Urcha Dunbar-Crespo and Elena Young. Property Manager Melissa McWilliams was also in attendance.

2. Open Session for Homeowners concerns/comments: Homeowners joined the video meeting. Participant information and comments are available in the HOA Property Manager's file.

- a. Homeowner Johanna expressed concern over traffic at the intersection of Black Locust and Bishops Gate near the school crossing and asked if the City could put in additional school zone information similar to what is on Picadilly.

3. Approve Aug 18, 2025 Board Minutes (approved minutes are on www.windermerehoatx.org)

The Aug 18, 2025 minutes were approved unanimously by the Board.

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

- a. Financials: The financials for August 2025 were summarized. Reports and the budget are available in TownSq at <https://app.townsgq.io/login>.
- b. Violations: There were 137 new and/or uncured violations at the end of July; the majority of them were for landscaping, rubbish and debris, and unsightly. Recent legislation went into effect on Sep 1, 2025 that limits what can be cited for dry turf grass.
- c. Recent Completed Projects:
 - i. Worked with the HOA law firm team to address several collection matters
 - ii. Launched new security camera vendor for park/pool/parking lot monitoring
 - iii. Pool currently closed for the season
 - iv. Continue working with landscape vendor for further improvements to the monument sign at Grand Avenue and Picadilly
 - v. Working alongside the Social Committee to coordinate a National Night Out event. The Committee registered for a community event from 6:00 to 9:00 M at the Bishopsgate center. They have received literature and invited the Fire and Police departments. Details are pending for food.
 - vi. Working with multiple homeowners seeking to get a rig removed from the community
- d. Ongoing and routine responsibilities:
 - i. Monthly Financial Reviews completed; posted on Town Square
 - ii. Work with multiple homeowners on curing violations
 - iii. Work with multiple homeowners on bringing their HOA accounts current
 - iv. Assist the ARC in their review of architectural review applications
 - v. Assist Goodwin's Customer Care team with homeowner questions/concerns

- vi. Review and process HOA invoices
- vii. Assist homeowners with pool key requests

5. **Discuss Old Business/Committees**: The Property Manager is working on the draft budget for 2026.
6. **Discuss New Business**: Went into the closed business meeting / Executive Session at 6:43 PM and came out at 7:38 PM. No action was taken.
7. **Adjournment**: Director Dunbar-Crespo made a motion to adjourn the meeting. Director King seconded the motion. All voted in favor. The motion carried and the meeting adjourned at 7:39 P.M.

Submitted by: Secretary Urcha Dunbar-Crespo