

Windermere Homeowners Association

Minutes of the Reconvened 2023 Annual Meeting

May 8, 2023

Approved May 31, 2023

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 7:03 P.M. and confirmed that we had a quorum. He also announced that he is retiring after thirty years with the Board. Also present were Directors Paul Urban, Urcha Dunbar-Crespo, and Jill Castro. Property Manager Melissa McWilliams was also in attendance. Director Wilbert King joined the meeting but was not able to get connected and Director Messex was absent.
- c. Homeowners were asked to submit questions via chat.

2. Proof of Notice of Meeting

Proof of Notice was shown. A quorum was confirmed by the Property Manager. Note: The original Annual meeting scheduled for Apr 17, 2023 did not have a quorum of homeowners present or represented and was reconvened for May 8, 2023.

3. Review & Approval of Annual Meeting Minutes from 2022

The minutes of the April 18, 2022, Annual Meeting were approved at the June 20, 2022 meeting; however, they were reviewed and re-approved unanimously.

4. Treasurer's Report – Financials and Budget Review: Information is included in TownSq.

- a. The Treasurer's report was combined with the Property Manager's report since the HOA does not currently have a Treasurer.
- b. 2022 highlights included:
 - i. Pool resurfacing was started in 2021 and completed in 2022.
 - ii. Security cameras system upgraded. This included cameras, electrical upgrades and park lighting upgrades in the pool area and park.
- c. 2023 planned projects were highlighted:
 - i. Upgrading Windermere neighborhood signs. The sign at the corner of Windermere drive and Pecan street will be power washed and painted. Other small monument signs will be power washed and cleaned up. Waiting for estimates.
 - ii. Landscape improvements at the Bishops Gate Park. This is a big project because there is no irrigation. The area outside the pool and the side of the park will be landscaped. The Board is looking at several options (xeriscaping, rocks...). Waiting for estimates from the Landscaper.
 - iii. Playscape area. Mulch underneath the playscapes will be removed and replaced with a soft spongy material that is more popular and safer. Waiting for estimates.
 - iv. Pool opening. The pool will open Memorial Day Weekend starting that Saturday from 9:00 A.M. to 9:00 P.M. It will remain open daily until August 14th since Pflugerville ISD schools start on August 15th. After that it will be open on weekends only until Labor Day and will close for the season the day after Labor Day. Pool keys can be requested on TownSq.

- d. The Property Manager is still looking for volunteers for Neighborhood Watch and the Social Committee. The HOA would like to have a pool opening event for Memorial Day, but volunteers are needed. Interested homeowners can contact the Property Manager.
5. Property Manager's Report: Details are in Town Square. Highlights included:
 - a. A summary of the financials.
 - b. A review of violations year-to-date for 2023 and for calendar year 2022. The biggest violations continue to be rubbish and debris (e.g., trash cans left out on non-trash days), landscaping, unsightly (i.e., anything left out that should not be) and vehicles (e.g., disabled, inoperable, commercial and trailers).
 6. Board Election Results
 - a. After many years of service to the HOA and Board, President Earl Wellborn is retiring and did not run for reelection. The Property Manager recognized and thanked President Wellborn for his extensive dedication and record setting service. His knowledge and expertise will be missed.
 - b. There were four (4) vacancies on the Board: In alphabetical order, Harrison Bell, Joe Clonan, Urcha Dunbar-Crespo and Paul Urban were elected to fill the vacancies by majority vote. President Wellborn welcomed the new Board members and introduced the acting President, Paul Urban, who also thanked President Wellborn for his unprecedented service to the HOA and Board.
 7. Old Business/New Business: Covered in the Property Manager's Report.
 8. Resident speakers may have the floor (limit 3 minutes per speaker). Highlights of the comments and concerns from the Zoom Chats are summarized below. Details are in the Property Manager's file.
 - a. Concerns / Requests:
 - i. Homeowner Brenda asked if the sprinklers on HOA property could be controlled so that they do not run after it rains. This would conserve water and save money. Acting President Urban asked the Property Manager if the sprinkler system had sensors. She advised that they do not; however, they are on a timer. The Property Manager was asked to look into the cost of adding sensors.
 - ii. A homeowner expressed concern that his meeting notice for the annual meeting had Windermere Estates HOA. The Property Manager will look into this and make sure that it's corrected.
 9. New Officers: Acting President Urban welcomed the new Board members and advised that roles for Board members (e.g., officers) will be determined at a future Board meeting.

Adjournment

Earl Wellborn made a motion to adjourn the 2023 Annual meeting at 7:31 P.M. Homeowner Nova McKenzie seconded, and the motion passed unanimously.

Submitted by Secretary Dunbar-Crespo