

# **Windermere Homeowners Association**

Minutes of the Meeting of the Board of Directors

August 13, 2007

Approved September 10, 2007

## **Quorum**

The meeting was called to order at 7:04 p.m. by President Earl Wellborn. Also present were, Vice President Anne Trevino, Secretary Guenevere Ceraldi Cueva, Directors James Crabtree and Art Cardenas and Property Manager Angela Drabik. Treasurer Monnie DeUnger and Director Patrick Sullivan were not present.

## **Previous Minutes**

Correction to July minutes “referenced association attorney’s opinion that had previously been issued” instead of “consulted our attorney”.

Director Crabtree moved for the approval of the July minutes with approved changes. Vice President Trevino seconded and the motion passed unanimously.

## **New Business**

South Park gate has been operational since August 8, 2007.

YMCA would like to give homeowners an end of summer party. In return, they would like to give out information regarding the YMCA. Vice President Trevino made motion to approve request, Director Cardenas seconded and the motion passed unanimously.

## **Homeowner Concerns**

Christopher Kluck (1137 Black Locust) questioned who maintained the alleys between Black Locust and Thackeray Lane. He stated approximately 4-5 years ago, holes were patched by the WHOA and the homeowners did not have to pay for the repairs. President Wellborn advises that the WHOA cannot spend money to repair private property including repairs to the homeowner’s property, of which the alleys belong to each homeowner. Mr. Kluck questioned if the homeowner could be held accountable for maintenance. President Wellborn stated that this is arguable; however, the homeowners would not be cited at this time as a matter of policy for the alley repairs. Mr. Kluck questioned if the deed restrictions apply to the alleys. President Wellborn stated that there is an easement in place; therefore, the alleyway cannot be blocked and do adhere to the Covenants, Conditions, and Restrictions of the subdivision.

Mr. Kluck requested if it possible to enforce speed limit or intersection of Black Locust and Blackthorn and is it possible to put in speed bumps. President Wellborn advised that the Sheriff’s Office should be contacted for speeding enforcement and that county does not install or allow speed bumps.

Mike Norton (1131 Disraeli Circle) addressed same questions as Mr. Kluck regarding resurfacing of alleyways.

Charles & Linda Vochatzer (1130 Black Locust) addressed the same questions as Mr. Kluck regarding resurfacing of alleyways. Mr. Vochatzer also stated that the two fields by Grand Avenue have not been kept up. President Wellborn stated the two fields are not owned by the WHOA and that the owner of the fields have agricultural exemption to grow hay.

Carlos Martinez (16904 Langland Rd.) reported the incident of the 7/25 of the Africanized bee attack. Mr. Martinez requested assistance in paying the vet bills. Mr. Martinez also requested that WHOA submit an article in the newsletter regarding the bees. President Wellborn stated that he would contact the WHOA attorney for assistance to Mr. Martinez.

Executive session at 7:40 p.m.

### **Adjournment**

Secretary Cueva made a motion to adjourn at 8:59 p.m. Director Crabtree seconded and the motion passed unanimously.