

Windermere Homeowners Association

Minutes of the Meeting of the Board of Directors

September 10, 2007

Approved November 12, 2007

Quorum

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

Director Art Cardenas arrived at 7:25 p.m.

Previous Minutes

Vice President Trevino moved for the approval of the August minutes. Treasurer DeUnger seconded and the motion passed unanimously.

New Business

Teri Manry (1206 Pitcairn Drive) expressed concerns regarding house fires and that there may be gang violence starting in the Pitcairn area. The homeowner was advised that Director Cardenas has been unofficially patrolling the area since reported. She also is having an issue with a resident on York Castle behind her house. They have three dogs and two of them are getting in her yard. She asks who has to fix the fence. President Wellborn advised that it is customary for planks to be on the owner's side but that is not always the case. HOA can send a letter to the homeowner. Ms. Manry called Sheriff's office about the dogs and they took no enforcement action even though the dogs were in Ms Manry's yard. The houses in her area are 20-25 years old. Ms. Manry questioned if anyone has complained about bad pipes in their houses. The HOA has not heard any such complaints.

Diane Roth (1109 Cresswell) also expressed concerns regarding house fires.

Deane Lethco (16306 Bates Cove) gave Board a copy of letter that had been given to the City of Pflugerville at the Annexation meeting. The letter requests the City of Pflugerville erect concrete fencing for various reasons related to the widening of Grand Avenue. Mr. Lethco received a media packet from the concrete company and left it for the engineer. President Wellborn advised that other than the HOA writing a letter endorsing the idea, there is nothing the HOA can do to assist in facilitating this project. Mr. Lethco also stated that the new neighbor at 16309 Bates Cove has many vehicles and a yellow moving panel truck in his backyard. He stated you could see it almost 2 feet over the fence from Ivybridge Drive. President Wellborn stated that Property Manager Drabik would drive by the property to verify the violation and send a letter to the new homeowner.

Director Cardenas made a motion for the HOA to send a letter to the city regarding the endorsing the concept of the fence on Grand Avenue Parkway. DeUnger seconded and the motion passed unanimously.

Property Manager Drabik advised that Melissa Escareno has volunteered to chair the Halloween Spook-a-Rama again this year. The event is scheduled for October 27th from 12-2 with the blood drive possibly starting earlier at 11 a.m. There is a homeowner on Langland Road that does blood drives. Property Manager Drabik asked Director Cardenas about having sheriff's office doing a dunking booth. The event will require some more volunteers.

Both public hearings have been completed for the north annexation. There was very little representation by actual homeowners from north Windermere at the first meeting and none at the second. President Wellborn called for volunteers for the Annexation Service Negotiation Committee.

Homeowner Concerns

Executive session at 7:44 p.m.

YMCA end of summer party will be on September 22nd from 10 a.m. to 1 p.m.

Garage sale date is October 13th.

South Park playscape construction should start next week.

Adjournment

Director Sullivan made a motion to adjourn at 8:23 p.m. Treasurer DeUnger seconded and the motion passed unanimously.