

Windermere Homeowners Association

Minutes of the Meeting of the Board of Directors

November 12, 2007

Approved December 10, 2007

Quorum

The meeting was called to order at 7:00 p.m. by President Earl Wellborn. Also present were, Vice President Anne Trevino, Treasurer Monnie DeUnger, Director Patrick Sullivan, Director James Crabtree and Property Manager Angela Drabik. Secretary Guenevere Ceraldi Cueva was not present.

Director Art Cardenas arrived at 7:20 p.m.

Previous Minutes

Director Sullivan moved for the approval of the September minutes. Vice President Trevino seconded and the motion passed unanimously. President Wellborn stated that there were no October minutes due to not making quorum.

New Business

Holiday lighting contest will be held the week of December 17th thru December 22nd.

Director Sullivan moved for the approval of the 2008 budget. Director Cardenas seconded and the motion passed unanimously.

Springbrook Homeowners Association requested a refund of \$140.00 for the remainder of the year of Clubhouse rental. Windermere HOA revoked their rental when a Springbrook HOA board member vandalized the gate. Director Sullivan motioned to deny the reimbursement. Director Crabtree seconded and the motion passed unanimously.

President Wellborn stated that Steve Hickerson started surveying property located at the corner of Black Locust Drive and Grand Avenue Parkway. President Wellborn instructed Property Manager Drabik to send a letter to Mr. Hickerson reminding him that all construction in the Windermere Subdivisions must be approved by the Architectural Control Committee.

Homeowner Concerns

Homeowners Kevin and Julie Moody, 16803 Langland Road, disputed a non-compliant vehicle violation.

The Board deliberated extensively over the design of the vehicle. It was a standard pick up truck with an after market cargo box and a ladder rack on one side. By carefully measuring the angles and lines of the truck in the photograph it was determined that the aftermarket cargo box was no wider than the passenger cab and the rack on the one side did not extend laterally further than factory components of the truck. It was the consensus of the Board that the vehicle was not "unsightly". Director Cardenas motioned to allow the vehicle in the neighborhood. Director DeUnger seconded and the motion passed unanimously.

Executive session at 7:45 P. M
Legal and security issues were discussed.

General session at 8:13 P. M.

The Property Manager was excused from the meeting.

Compensation for the Property Manager was discussed. Director Cardenas moved to adopt a compensation package effective December 1. Director Crabtree seconded and the motion carried unanimously.

Adjournment

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