

**Windermere Homeowners Association**  
Minutes of the Meeting of the Board of Directors  
December 10, 2007  
Approval Pending

**Quorum**

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

President Earl Wellborn arrived at 7:15 p.m.

**Previous Minutes**

Director Crabtree moved for the approval of the November minutes. Treasurer DeUnger seconded and the motion passed unanimously.

**New Business**

Volunteer appreciation dinner was set for Monday, January 7th at Baby A's (Howard Lane) at 6:30 p.m.

Clubhouse windows were broken again. Property Manager Drabik has ordered the replacement glass. The repairs should be completed in January.

**Homeowner Concerns**

Homeowner Justin Caudill (16359 Edgemere Drive) owns 2 properties in the WHOA. The tenant at 16359 Edgemere had been running a part time A/C heating business. The lease was from November 2006 to October 2007. The tenant and the trailer are no longer there. The WHOA did not have the forwarding address on the Edgemere property. Mr. Caudill is requesting a reduction in the fines for the property.

*Board unanimously agreed to waive three of the five violations with the understanding that change of address must be given each time the homeowner moves.*

Executive session at 7:28 p.m.

**Adjournment**

Director Crabtree made a motion to adjourn at 7:52 p.m. Secretary Cueva seconded and the motion passed unanimously.