

WOPOA Open Board Meeting
March 20th, 2010 9:31 AM
Windermere Oaks Pavilion

BOD Attendees: Patti Flunker, Ed Parsons, Bill Earnest, Nicole Gelinis, Todd Warwick. In addition several property owners were in attendance.

From the Agenda

Item #1 Patti Flunker called the meeting to order at 9:31 AM. Patti Flunker welcomed all attending in spite of the very cold and windy weather. Patti Flunker also reminded everyone that the board would conduct business following Roberts Rules of Order.

Item #2 Time allotted for property owners that had signed up, to speak to the board.

1. Chuck Gelinis asked if the plan was to finish the permitting for the boat ramp project. He told the board the he felt that 90% of the permitting had been done and asked if there was a plan for completing the permits with the LCRA. Patti Flunker informed Mr. Gelinis that at the last board meeting the board voted five to one to table the boat ramp project. At that time the board turned it over to the 1,5,10yr committee until such time the committee reports back to the board with a recommendation for the ramp project.
2. Richard Crow had three things to mention. 1) The bluebonnet crop this year is going to be great and no mowing should happen until the plants have gone to seed. 2) He wanted to complement the board for the website as it has become something he uses often. 3) He questioned Robert Wood being appointed to the ACC and felt that Mr. Wood might not have respect for the ACC guidelines and that there were outstanding ACC violations against Mr. Wood. Patti Flunker assured Mr. Crow that Mr. Wood's rain barrel collection was being reviewed and should be cleared up shortly.

Item #3 Review Financials

P&L from Ryan at Capstone had just arrived yesterday no budgets numbers were posted in with the financials, Ryan told Patti it would be put in immediately. Attorney fees for Dec./Jan/Feb still have not been posted to P&L. Capstone continues to not post billing in a timely manner. Discussion of possible replacement of Capstone ensued. Bill Earnest and Tom Doffing have been talking to possible replacement companies. Review of actual dues, we don't know how much we are short. Budget \$157,900.00, short \$27,000.00, need clarification from Capstone on how accurate this is.

Item #4 Committee Reports

- A. **Roads Committee:** Dana Martin, chairperson: reported a couple of areas need immediate repair. The road coming to the Pavilion and a couple other areas have alligatored (alligatored meaning the pavement has cracked in many directions) committee is meeting with several different contractors. Committee will come back to board with a one year, five year and ten year plan of action for the roads in Windermere.
- B. **Five Year Committee:** Mike Madden, chairman: people on the committee Dana Martin, Danny Flunker, Kerry Spradley, Pat Mulligan, Robert Wood, first meeting will be after the board meeting. Plan to involve the entire community.
- C. **ACC:** Beth Burdet, chairperson: one new construction project in the works and one new roof. New policy, once ACC approves a project, WOPOA president should also sign the approval letter.
- D. **Members List:** Dana Martin reported they had gone through the list to find duplicates, bad address, people on list that no longer had property here, made corrections which were given to Capstone. List should be kept current by someone in the community that person should be the secretary of the WOPOA.
- E. **Oak Wilt:** no committee member present, Patti Flunker reported they had a first meeting with discussions about full trench or half trench in relation to cost and feasibility.
- F. **Grounds Committee:** Dan Flunker, chairman: has not had an opportunity to meet with Jerry Kramer. Committee formed a group consisting of Jerry Ingham, Soup Campbell, Don Vogelsang, Mike Madden, Bill Earnest, they got together and cleaned up around the corners of the streets in Windermere. Spring Clean-up is coming up April 10th 9:30a at pavilion. Discussion ensued about the "no parking" sign missing from the boat ramp, it was resolved that the sign should be replaced.
- G. **Social Committee:** Amy Penner, chairperson was not in attendance as of yet, Patti Flunker noted that she agreed to co-chair the Social Committee along with Amy. Had not had an opportunity to meet with the committee.

Item #5 Old Business

- A. Regarding Attorney opinion of the By-law Amendments: Patti Flunker after several attempts to contact Alan Garrett with no return call, instructed Bill Earnest and Tom Doffing to show up at his office to get his opinion on the By-law Amendments. Bill reported he and Tom showed up at Mr. Garrett's office on 25 Feb 2010. When questioned why he never gave a written opinion after charging \$1,000.00 in legal fees he reported that he felt that what the 182 property owners had voted on was legal and the reason he did not write the opinion was that it could go in the By-laws or in Restrictions. Mr. Garrett said several times he did not want to charge us because we were an POA and that he knew we did not have a lot of money. He also said he did not like doing work for POA's because that is not his area of expertise. Motion was made by Patti Flunker and seconded Ed Parsons to discuss the amendments further

with the entire board present in executive session the motion was passed unanimously.

- A. Regarding The Specht Lawsuit: the mediation has been pushed back to late April or early May. They are still in the discovery stage.

Item #6 New Business

- A. Mailbox: Patti Flunker has setup a mailbox for the WOPOA. The pavilion address, 201 Bedford, Spicewood, TX 78669 will be used. Mail will be received at the pavilion mailboxes.
- B. Boat Ramp Keys: Of the inventory of keys, Patti Flunker has half and Tom Doffing has the other half. The list of persons with Boat ramp keys and other keys is a mess that needs to be cleaned up. The blue top keys work for the swimming pools and the tennis courts and the key with nothing at the top does the boat ramp and boat storage area.
- C. General Liability Insurance, Patti Flunker reported we are saving \$300.00
- D. Clean Up Day, is set for April 10 9:30am. Jobs list will be on the website.
- E. ACC Rain Water Collection Amendment to ACC Guidelines, current copies are on the website
- F. Boat and Storage Road: Dana Martin reported is almost impassable at this time. She has one bid for \$3,100.00 and a second bid for \$960.00. The \$960.00 is to just spread some road base, which is just a band aid and will not repair the total damage but would probably get us through this next season of boating. The \$3,100.00 bid is for starting from the blue trash can all the way to the gate to come in with a maintainer, blade the road, trench the ditches, bring in 70 tons of base material, crown the road for drainage, compacted. Dana recommended that we talk to the water board about pitching in on the repairs, also a couple of property owner who use the road. The water board owns the road but other people have easement rights to the road. Mr. Parsons pointed out the importance of the storage area to property owners and therefore the need to maintain the road.

Item #7 Adjournment

Patti Flunker moved to adjourn the meeting at 10:23am, the motion was seconded by Ed Parsons and passed unanimously.