

**WINDERMERE OAKS PROPERTY OWNERS ASSOCIATION, INC.**  
**BOARD MEETING**  
**MINUTES**  
**FEBRUARY 11, 2011**

1. **Call to Order:**

The Windermere Oaks Property Owners Association Board Meeting was called to order by the President, Tom Doffing, at 7:00 p.m. The meeting was held at the Windermere Oaks Water Supply Corporation office, 424 Coventry Road, Spicewood, TX.

2. **Roll Call:**

The following board members were present: Dick Dial, Ed Parsons, Bob Mebane, Patti Flunker, Bob Earnest and Tom Doffing. It was determined that quorum was present with six directors in attendance. Also present was Mary Lynn Oberg and Guy L. Oberg II of Oberg Properties.

3. **Oak Wilt:**

It was reported that the work was completed and the invoices have been paid in full.

4. **Ms. Gelinias' Comments:**

Directors present reviewed a letter received from Ms. Gelinias and noted the following:

- a. Landscaping - No contract was in place at the time. Due to non-performance he was terminated.
- b. Legal - Mr. Cagle was hired by the Board based on a majority vote.
- c. Chuck Gelinias' services were terminated after it was determined that the executed contract had not been approved by the Board.
- d. Legal Fees - it was stated that Mr. Cagle's fees were for services provided to the Association much like the services provided by Allen Garrett. Cagle provided legal services to and on behalf of the Association in addition to services provided by the AIG appointed attorney.

5. **Replat of Lots:**

In response to several billing disputes directed to management regarding 2011 annual fee assessments for amended lots, Mary Lynn was instructed to contact Mr. Cagle and obtain a written opinion regarding same.

6. **Welcome packages for new owners:**

Mary Lynn advised the Board that new owners are always provided with a welcome letter, copies of the restrictions, bylaws and amendments, and if necessary an invoice for any amount owed to the Association.

7. **Committee Assignments:**

Grounds Committee - Dick Dial, Chair  
Road Committee - Dana Martin, Chair

Social Committee - Amy Penner, Chair  
ACC - Beth Burdette, Chair  
5 Year Committee - Mike Madden, Chair  
Nominating Committee - Dick Dial, Chair

Chairs were directed to provide management with member list when possible.

8. **Water Lines/Freeze Protection:**  
Procedures to be drafted for Larry Black to implement to winterize the Pavilion.
9. **Directors and Officers Liability Policy Renewal issues:**  
A motion was made by Dick Dial to “open an interest bearing account at American Bank of Texas, NA for the specific purpose of setting aside \$50,000 to insure that the deductible for a Directors and Officers claim is readily available.” The motion was seconded by Bill Earnest and then approved by unanimous vote.
10. **Election of Officer - Vice President:**  
A motion was made to “Elect Dick Dial to serve as Vice President of the Association” by Tom Doffing. The motion was seconded by Patti Flunker and then approved by unanimous vote.
11. **Other items:**  
It was decided that Tom and Ed would look at the restrictions with regards to common area use.
12. **Adjournment:**  
A motion to adjourn the meeting was made by Ed Parsons. The motion was seconded by Dick Dial. The motion was approved by common consent. The meeting was adjourned at 8:40 p.m.

Respectfully submitted,

Mary Lynn Oberg  
Property Manager