

**WINDERMERE OAKS PROPERTY OWNERS ASSOCIATION, INC.**  
**OPEN BOARD MEETING**  
**MINUTES**  
**April 2, 2011**

1. **Call to Order:**

The Windermere Oaks Property Owners Association Board Meeting was called to order by the President, Tom Doffing, at 9:31 a.m. The meeting was held at the WOPOA pavilion.

2. **Roll Call:**

The following board members were present: Dick Dial, Patti Flunker, Bill Earnest and Tom Doffing. It was determined that quorum was present with four directors in attendance. Also present was Mary Lynn Oberg of Oberg Properties.

3. **Property Owners Signed up to Address the Board:**

a. Marvin Lewis noted that the helicopter that circles the airport on a regular basis creates a huge amount of noise and requested that the Board meet with the owners at the airpark to resolve same. Tom stated that he had already spoken to the owner of the helicopter about the matter and that the pilot had agreed to change the flight pattern.

b. Pat Mulligan stated that unauthorized folks are using the boat ramp and are causing damage to the ramp. He also noted that there is no "poop fairy" and asked the residents with pets to clean up after them. Tom asked management to post a "Clean up after your pets in yards" sign on the bulletin board, and on the website and send an email to owners.

4. **Financial Report:** on file.

The financial report was given by Mary Lynn Oberg. With no questions from the owners or board present, a motion was made by Dick to "Approve the financial report as given." The motion was seconded by Patti and then approved by all present.

5. **Committee Reports:**

a. **One to Five Year Plan** - Mike Madden stated that the survey results were presented at the Annual Meeting. Priority order: Oak wilt trenching, removing dead trees, and landscape at the entrance. He reported that the oak wilt trenching and tree removal were completed. Suggests that any other improvements be done by volunteers due the budget constraints. Mike asked that volunteers email him at [mmadden@tstar.net](mailto:mmadden@tstar.net).

b. **Grounds** - Danny Flunker reported the following:

1. A new flag had been purchased and installed.
2. A new sign had been purchased and once framed will be installed at the boat ramp. Size of the sign is 3' x 5'.
3. Faucets were replaced at pavilion due to freeze damage.
4. Plexiglass has been replaced at the bulletin board.

5. Still working on getting bids for landscaping service.
- c. Social - Amy Penner reported that at least two large events will be held this year to include 4<sup>th</sup> of July and the Holiday party. The committee will be handling lunch for the April 16<sup>th</sup> Spring Clean Up day.
- d. Roads - Dana Martin stated that unless emergencies arise they only plan to spray weeds in the roads and are considering getting a sweeper to clean the roads in conjunction with the airport.
6. **Old Business:**  
None.
7. **New Business:**  
Pat Mulligan mentioned that (830) 598-7511 is a new phone number to call for all services offered by the Water Board. He noted that the TCEQ and the LCRA are requiring an emergency water conservation program. He urged all property owners to conserve water. He also mentioned that the sewer system is 30 years old and that the Water Board wants to coop with Ridge Harbor, with sewage to be processed at the Ridge Harbor plant and water to be provided by the Windermere plant. They now plan to build a new sewage system.
8. **Announcements:**  
Spring Clean Up will be held on April 16, 2011.
9. **Adjournment:**  
Tom made a motion "to adjourn the meeting." The motion was seconded by Dick and then approved by common consent. The meeting ended at 10:30 a.m.

Respectfully submitted,

Mary Lynn Oberg  
Property Manager