

**WINDERMERE OAKS PROPERTY OWNERS ASSOCIATION, INC.**  
**OPEN BOARD MEETING**  
**MINUTES**  
**December 3, 2011**

1. **Call to Order:**

The Windermere Oaks Property Owners Association Board Meeting was called to order by the President, Tom Doffing, at 9:33 AM on December 3, 2011. The meeting was held at the Windermere Oaks Pavilion.

2. **Roll Call:**

The following board members were present: Tom Doffing, Bob Mebane, Ed Parsons, Dick Dial, Bill Earnest and Norm Morse. It was determined that quorum was present with six (6) directors in attendance. Also present was Mary Lynn Oberg of Oberg Properties.

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

Pat Mulligan reported that Stage 3 restrictions are still in place which includes no irrigation and no spray washing unless a variance is approved. The water board is considering changing Stage 3 restrictions to Stage 2.5. A meeting to be held next week to consider same. Proposed Stage 2.5 restrictions could very well include a one time per week irrigation schedule.

4. **Financial Report:** On File

The financial report was given by Mary Lynn Oberg. A motion was made by Dick and then seconded by Norm to "Approve the financial report as given." The motion then passed on unanimous vote.

5. **Approval of Minutes:**

A motion was made by Ed and then seconded by Bob to "Approve the minutes of the September 24, 2011 meeting minutes as printed." The motion was then approved by unanimous vote.

6. **2012 Budget Approval:**

Tom announced that a work session was held recently to review the proposed 2012 budget. The board elected to raise the dues 10.6%. Note that trash pickup increased by \$2/mo plus tax. 2012 fees will be \$365 for unimproved lots and \$625 for improved lots.

A motion was made by Dick to "Approve the 2012 budget as presented." The motion was seconded by Bill and then approved by unanimous vote.

7. **Committee Reports:**

- a. **1 - 5 Year Committee:** Nothing to report at this time, next meeting to be held next year.
- b. **Ground Committee:** Dick Dial reported that the washed out road on Coventry had been

repaired. He also mentioned that a new mowing contract had been received from Tender Lawn Care. A motion was made by Dick to “Approve the 2012 Tender Lawn Care contract.” The motion was seconded by Bill and then approved by common consent.

- c. **Social Committee:** Amy Penner announced that the Holiday Party was to be held today and asked for help from those attending the board meeting to set up tables and the tree. Party to start at 4:00 p.m. with dinner to be served between 5:00 and 5:30.
- d. **Road Committee:** Dana Martin noted that the committee had submitted a 2012 budget plan to the board for review and approval. Plan includes spending \$45K in 2012 to crack seal all the roads in the subdivision. She stated that in 2013 they recommend a chip seal application for all the roads at approximate cost of \$130K. The work in 2013 would require a special assessment to fund the project of \$300 per lot. Dick asked that the road plan be posted on the website and noted that the proposed 2012 expenditures in the amount of \$45K would require owner approval due to the \$25K reserve expense requirements.
- e. **ACC:** Ed Parsons reported that one home was approved and under construction, 2-3 months away from completion. He stated that the ACC has reviewed the first draft of the ACC Guidelines from the attorney and has provided the board with their comments. Waiting for final review of legislative changes before finalizing. It is their intent to complete all at the same time.

Tom thanked all Chairs and committee members for all of their hard work this year.

8. **Boat Ramp Update:**

Bob reported that the work was to have started this week but the job has been pushed back until mid month due to the recent rains.

9. **Donation to Spicewood Volunteer Fire Department:**

Tom announced that the Association typically donates \$1000 to the SVFD annually. This year they would like to donate 3 G.P.S. units for their trucks. He noted that the Emergency Response team in all likelihood will not go forward as too many individuals are required to be self sufficient, therefore the suggestion to provide the G.P.S. units.

After some discussion a motion was made by Norm and then seconded by Dick to “Donate \$1000 to SVFD with no restrictions on how the Association would like them to spend the funds, however we would like them to consider purchasing the G.P.S. units.” The motion passed on a unanimous vote.

10. **Nominations 2012 Election:**

Tom reported no volunteers to fill the vacant positions to date. The board recommends that the number of directors be reduced from six (6) members to five (5). Will investigate further before any actions are initiated.

8. **Old Business:**

None.

9. **New Business:**

Motion was made by Dick and then seconded by Norm to “Stain and clean the pavilion.” The motion passed by unanimous vote.

10. **Adjournment:**

A motion was made by Ed to “Adjourn the meeting.” The motion was seconded by Norm and then approved by common consent. The meeting was adjourned by the President at 10:38 AM.

Respectfully submitted,

Mary Lynn Oberg  
Property Manager