

WINDERMERE OAKS PROPERTY OWNERS ASSOCIATION, INC.
OPEN BOARD MEETING
MINUTES
September 24, 2011

1. **Call to Order:**

The Windermere Oaks Property Owners Association Board Meeting was called to order by the President, Tom Doffing, at 9:32 AM on September 24, 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, and Dick Dial. It was determined that quorum was present with four directors in attendance. Also present was Mary Lynn Oberg of Oberg Properties.

Tom reminded all present that Patti Flunker resigned from her position as a Director earlier this summer. Dick made a motion to "Appoint Norman Morse to fill Patti Flunker's vacant position on the board through 2013." The motion was seconded by Bob and then approved by unanimous vote.

3. **Emergency Response Team - Ron Slimp:**

Ron introduced himself and noted that he offered to assist in the development of an Emergency Response Team for the subdivision. He stated that the Spicewood Volunteer Fire Department (SVFD) does not have G.P.S. capability.

The purpose of the plan is to not interfere with police action, however, we do want to support the efforts of the SVFD. We do want an evacuation plan. We should consider participating with reverse 911 calls, residents will need to register cell phones. He indicated that he needs three people to be active in this program to serve as: communication/team leader; driver at the scene; and driver at the entrance. He suggests a full team of six (6) people for backup. He indicated that this effort should be funded and suggested a budget of several hundred dollars. He can provide a written plan for the Association.

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

None.

5. **Financial Report:**

The financial report was given by Mary Lynn Oberg. With no questions from the owners or board present, the report was accepted.

6. **Approval of Minutes:**

A motion was made by Dick and then seconded by Ed to “Approve the minutes of the May 12th and June 18th meetings as printed.” The motion was then approved by unanimous vote.

7. **Committee Reports:**

- a. **1 - 5 Year Committee:** Nothing to report.
- b. **Ground Committee:** Dick Dial reported that gray water has been hauled by volunteers to water the new trees at the pavilion area; Eric Specht pressure washed and stained the pavilion pool at his time and expense; pool pump out at Hillside pool and will be repaired soon; Bob Mebane has spent a lot of time working at the boat ramp area; in the process of getting proposals to pressure wash, seal and stain the pavilion; and reported that they will look at encouraging folks to clear brush, especially on the hillsides.
- c. **Social Committee:** Amy Penner reported that the 4th of July party was very successful and held at little cost to the Association due to donations received from the committee members.
- d. **Road Committee:** Dana Martin noted that as no money was budgeted this year for repairs, there were no projects being implemented this year. She reported that the committee would like \$45,000 to \$46,000 set aside to crack fill and seal.
- e. **ACC:** Ed Parsons reported that 1 home was approved and under construction; 1 home remodel request reviewed; several repair requests had been reviewed; and the ACC guidelines are now under legal review.

8. **Boat Ramp Update:**

Bob reported that he and Dick had procured one bid to date. He stated that the bottom of the ramp is at 660', a mound of dirt that has accumulated prevents launch at 665'. Suggests that they remove the dome of dirt approximately 10-15 feet wide, approximately 150-200 feet into the channel. Will be able to launch at 662', would gain 5 feet and would also clean out the stumps.

A bid was received from Sunset Construction, James Kirkendall, in the amount of \$6900. They would remove 500 cubic yards of material, remove stumps and haul and dispose of same.

A motion was made by Dick to “to approve spending up to \$6900.00 on the boat ramp project at Bob Mebane’s direction.” The motion was seconded by Norm and then approved by unanimous vote.

9. **Water Conservation:**

Pat Mulligan reported that the WOWSC had requested disaster funds from Burnet County recently with no success as no funds were available. He announced a Stage 3 drought alert, brochures are available. Stage 4 will be declared when no longer able to draw water from the lake. Special rates to be instituted in Stage 4, and will limit each tap to 3000 gallons per month use. He noted that they estimate 4-6 weeks supply from the lake barge. He reported that they used a depth finder to locate a 17' deep hole with a steady supply of water and intend to move the lake barge to that

location. He asked for at least 6 volunteers to assist moving the barge. They will need life jackets, towels, coffee etc. A “Move the Barge Party” will be held, expect it to be an all day event that will last at least 6-8 hours. Last but not least, Pat announced that they would work with the Association to clear approximately 34 acres of brush to reduce fire hazards.

8. **Old Business:**

None.

9. **New Business:**

Request made to access the restroom at the pavilion will be looked into by the Board. It was suggested that a combo lock be installed to control access.

10. **Adjournment:**

A motion was made by Dick to “Adjourn the meeting.” The motion was seconded by Bob and then approved by common consent. The meeting was adjourned by the President at 11:09 AM.

Respectfully submitted,

Mary Lynn Oberg
Property Manager