

**Minutes for September 6, 2006, 7:00 p.m.
Rescheduled and held on September 19, 2006
Heatherwilde Clubhouse**

1. **Call to order, Introductions**—Meeting was called to order by President, Jo Schambach at 7:00pm. Other board members present were Thad Yousling and Rebecca Swofford. Tina Billings arrived late.
2. **Meeting Minutes**-- Jo Schambach motioned to accept the August 2, 2006 minutes as presented. Thad Yousling seconded. Motion carried 3-0-0.
3. **Treasurer's Report**—Thad reported the following information regarding the financial condition of the HOA: Cash balance at end of month: \$35,275.64; Monthly income from all sources: \$7,061.06; Monthly expenses from all sources: \$14,418.56.
4. **Management Report**—Marilyn reported that several homeowners nearing foreclosure had responded to the pre-foreclosure letter sent last month with payment arrangements. Most violations arose from yard maintenance issues.
5. **Architectural Control Committee Report** – No requests.
6. **Budget 2007, first look**—Preliminary budget numbers were presented by Jo Schambach. A separated budget meeting was scheduled for October 5, 2006.
7. **Windermere Water Rate increases**—Jo Schambach presented a Settlement Rate Plan Offer prepared by Clark Thompson of the Windermere HOA that detailed a proposal to be used in connection with the water rate increase protest. The petition drive resulted in 560 signatures collected and a compromise was reached with Windermere Utility Company pending the outcome of a hearing with TCEQ.
8. **Tennis Court Windscreen repair/replacement**—Rebecca has begun internet research on windscreen quotes and has located someone to do the removal of the old windscreen and installation of the new one. Thad wants to remeasure the court.
9. **Basketball/Tennis court fence repair**—Rebecca has located James Wilson to perform the needed repairs. The board requested additional services to be performed and gave approval to proceed with the repairs. James has quoted \$400 for the repairs to the basketball court. Additional services requested by the board include trimming the branches in the drainage area beside the clubhouse.
10. **Park Playground Replacement**—Tina has done some neighborhood drive-throughs to look at various configurations of playscapes. Thad is to re-contact Brian for additional information.
11. **Annexation update** --Jo Schambach reported that public hearings had been held two weeks ago. Twenty or thirty people were present and an info sheet was passed out. Next hearings will be held October 3.
12. **Newsletter plans**—Discussion tabled until budget is finalized.
13. **Clubhouse/Patio Plans**--Rebecca reported that Austin Tree Company had removed the old hackberry tree at the clubhouse and two new subdivision signs have been erected. Rebecca will get a quote from Proscape on additional landscaping at the new subdivision signs and north side of pool house. Clubhouse coordinator, Jennifer DeSoto, has requested an interior painting and reported that a double toilet-roll dispenser has been installed. Quotes will be obtained for the painting work.
14. **Pool repair plans**—Tina Billings reported additional repairs that are needed at the pool before the new season begins in May 2007. These include emptying and refilling the pool, some plaster repair in the ladies restroom and brick sealing on the front of the building. Jo Schambach is still researching the card-reader/lock system.
15. **Homeowner concerns**—None presented.
16. **Directors' Comments**—None presented.
17. **Next meeting dates**--Next regular board meeting: Wednesday October 4, 2006 @ 7:00pm, Heatherwilde Clubhouse
18. **Adjournment**—9:30pm

Respectfully Submitted,
Rebecca Swofford
Secretary