

Windy Hill Farms Homeowners Association
Board of Directors Meeting
Windy Hill Farms Clubhouse
Minutes
January 10, 2008

Attendees:

Board of Directors: Eric Kristiansen, Mark Dalglish and Amy Nutz

PMG: Corrin Adger

- | | | |
|----------------|--------------------|--------|
| I. Committees: | ACC: | NA |
| | Landscape: | Rhonda |
| | Pool & Recreation: | Joe |
| | Social: | Jamie |

A Annual Meeting Continued (Held before the Monthly HOA meeting)

1. Eric called the meeting to order at 7:00 PM
2. There were no homeowners present.
3. Eric adjourned the meeting, to be continued next month, at 7:05

I. Call to order

- A. Eric called the meeting to order at 7:06 PM

II. Approval of Prior Meeting Minutes

- A. Eric motioned to approve the corrected minutes for November 8th by Amy 2nd, carried 4-0.

III. Committees

A. Social Committee

1. Eric motioned to make Jamie the chairperson for the Social Committee, 2nd by Amy, carried 4-0
2. Jamie mentioned the following ideas, poker night, receipt sway, bunco, super supper, movie night outside, street captains, pool opening party in May, wine party
3. Plan to have a poker night on Feb. 22th or 29th depending on when the club house is available.
4. The adult party had a fair turnout.

B. Landscape Committee

1. The landscaping on the corners on the West side of Heritage is completely paid for.
2. The landscaping on the corners on the East side of Heritage has started and is half paid for.
3. There is a problem with the fence side of the landscaping not having metal between the dirt and the fence. Will get a quote to fix this.
4. We need more decorations on the entrance for Christmas next year.

C. Pool & Recreation Committee

1. Submitted a quote for tile in the outside dressing rooms of \$2100 for labor. Will check on alternative. less slipper coating.
2. Need a new lock on the pool gate
3. Having trouble finding new covers for the water coolers
4. Need some signs around the pool replaced for less the \$240.
5. Soccer field nets need replacing

D. ACC Committee

1. NA

E. Welcoming Committee

1. NA

IV. Management Report

B. Financial Summary

- | | |
|----------------------------|--|
| 1. Total Assets: | \$123,749.82 as of Nov. 30 th |
| 2. Net Income | (\$9,096.32) for Nov. |
| 3. Net Income year to date | \$19,342.56 as of Nov. 30 th |
| 4. Accounts Receivable: | \$11,643.87 as of Nov. 30 th |
| 5. Total Assets: | \$ as of Dec. 31 th |
| 6. Net Income | (\$) for Dec. |
| 7. Net Income year to date | \$ as of Dec. 31 th |
| 8. Accounts Receivable: | \$ as of Dec. 31 th |

C. Delinquency Report

1. Major Delinquencies

- a) 430 (Quintero) Attorneys are proceeding with collection. Petition was filed with the Court.
- b) 201 Justin Road (Henderson) wrote off part of what they owe due to bankruptcy, 2nd account is now overdue
- c) 316 Thomas Drive, (Williams) Lien was filed August 9, 2007. Attorney has been authorized to move forward with foreclosure
- d) 620 Karen Pass, (Radford) a demand letter was sent on July 25th
- e) 422 Soren (Chong) Roof to be completed by February 29, 2008

V. Unfinished Business

- A. The annual budget was approved by emails 4-0, 1 abstained on 11-13-2007.

VI. New Business

- A. Annual meeting is scheduled for April 24th
- B. New months meeting will be held on Wednesday the 13th
- C. There is \$52K in the Reserves
- D. Mark motioned to move \$20,000 to the Reserve from the operating account, 2nd by Eric, carried 4-0
- E. We will not do a Reserve study until our Reserve exceeds \$100,000
- F. We discussed a 5 year plan for Capital improvements and made the following possible list.

Park bench areas by the soccer field

Gazibo by the quarry

Path, concrete or stone along the quarry

Path from the footbridge to Ashley

Picnic area by the pool area

New playground equipment

Add a sports court on the corner of Selena and Elizabeth

Add a triangle cover over a corner of the pool

Stone walls by the landscape areas on Heritage

Purchase a storage shed

Fix the intermittent electrical service in the clubhouse

VII. Community Leadership Update

- A. NA

VIII. Next Meeting Agenda Items

- A. NA

IX. PMG Action Items

- A. Check with Rhonda to see if it is alright to pay the other half for the landscaping of the corners on the West side of Heritage. Done
- B. Notify police of the Graffiti on the East end of Ashley so they can take pictures. Done
- C. Is PMG bonded or do we need bonding insurance?

X. Adjournment

- A. Eric motioned to adjourn at 10:00, 2nd by Elwyn, carried 4-0

Secretary Elwyn Grant

President Eric Kristiansen