

Windy Hill Farms Homeowners Association
Board of Directors Meeting
Windy Hill Farms Clubhouse
Minutes
November 8, 2007

Attendees:

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

PMG: Corrin Adger

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

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 October, 2nd by Elwyn, carried 4-0, 1 abstained.

III. Committees

A. Social Committee

1. Fall festival had an excellent attendance
2. An adult holiday party will be held at the clubhouse either December 7th or 14th according to when the clubhouse is available

B. Landscape Committee

1. The landscaping on the corners on the West side of Heritage is half paid for.
2. Presented a plan for landscaping on the corners on the East side of Heritage. Eric motioned to approve \$12,850 for the landscaping, 2nd by Mark, carried 5-0
3. The city of Murphy approved keeping our sign on the West corner of the entry to Heritage.

C. Pool & Recreation Committee

1. NA

D. ACC Committee

1. NA

E. Welcoming Committee

1. Showed sample gift. Will add the web address to the card.

IV. Management Report

B. Financial Summary

1. Total Assets: \$135,821.66 as of Oct. 31th
2. Net Income (\$20,150.82) for Oct.
3. Net Income year to date \$28,379.30 as of Oct. 31th
4. Accounts Receivable: \$17,461.98 as of Oct. 31th

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. Eric motioned to approve the fine notice policy after changing week 0 to day 1, 2nd by Amy, carried 5-0

VI. New Business

- A. Discussed the 2008 budget. Contract budgets stay the same for 2008. Mark will send copies of the committee budgets to the HOA members. Eric motioned to increase the dues by 7.5% for 2008, 2nd by Mark, carried 4-1. New dues will be \$492.14

VII. Community Leadership Update

- A. Glenridge is looking at replacing the fencing along Heritage with a brick wall
- B. Police policy is to photograph any Graffiti to match against any other Graffiti found.

VIII. Next Meeting Agenda Items

- A. What else to add to the dues letter that will be sent out.

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.
- B. Notify police of the Graffiti on the East end of Ashley so they can take pictures

X. Adjournment

- A. Eric motioned to adjourn at 8:55, 2nd by Amy, carried 5-0

Secretary Elwyn Grant

President Eric Kristiansen