

Windy Hill Farms Homeowners Association  
Board of Directors Meeting  
Windy Hill Farms Clubhouse  
Minutes  
March 14, 2006

Attendees:

Board of Directors: Mark Dalglish, Russ Staebler, James Kadlecek and Elwyn Grant

PMI: Asia Brazil

Committees: ACC: Shannon  
Landscape: Mark  
Pool & Recreation: Amy Nutz  
Social: Shannon (she)

- A. Owner at 132 Merideth came to discuss a request for a retaining wall. Shannon will email him the agreed upon solution.

- I. Call to Order
  - A. Mark called the meeting to order at 7:00 pm.
- II. Approval of Prior Meeting Minutes
  - A. Elwyn motioned to approve February Minutes, 2<sup>nd</sup> by Mark, approved 4-0
- III. Committees
  - A. Social Committee
    - 1. Produced a schedule of events
      - a) May 20<sup>th</sup> Pool Party
      - b) July 8<sup>th</sup> Family Picnic
      - c) Aug 1<sup>st</sup> Block Party
      - d) Sept 9<sup>th</sup> Ice Cream Social
      - e) Oct 29<sup>th</sup> Fall Festival
  - B. Landscape Committee
    - 1. Presented design for retention pond, cost is \$9,993.21
    - 2. James motioned to approve the design, 2<sup>nd</sup> by Russ, carried 4-0.
  - C. Pool & Recreation Committee
    - 1. April 29<sup>th</sup> is Clean Up day, 9AM to 2PM
    - 2. Need a new cleaning service
  - D. ACC Committee
    - 1. Shannon will draft up the wording, stating that there will be no ACC approval if an account is delinquent
    - 2. Elwyn motioned to remove the 3<sup>rd</sup> member of the ACC due to lack of participation, 2<sup>nd</sup> by Russ, carried 3-0, 1 abstained
- IV. Management Report
  - A. Financial Summary
    - 1. Total Assets: \$200,634.43 as of Feb 28<sup>th</sup>
    - 2. Net Income \$2,661.90 for Feb
    - 3. Net Income year to date \$163,325.84 as of Feb 28<sup>th</sup>
  - B. Delinquency Report
    - 1. Accounts Receivable: \$27,227.07 as of Feb 28<sup>th</sup>
- V. Unfinished Business
  - A. A letter was sent to 121 Sara Way regarding the tree replacement.
  - B. PMG to investigate why lumberman's is not getting charged late fees.
  - C. A letter was sent to 401 Seleta Drive asking them to fix their French drain..
  - D. There are five delinquencies at the lawyer for foreclosure
  - E. Yearly meeting is set for April 18, 2006 at the Murphy Middle School.
- VI. New Business
  - A. Discussed the format of the annual meeting
  - B. Eric and Elwyn terms are up and will be running for re-election
- VII. Next meeting Agenda Items

- A. Shannon to get a quote for high speed internet at the club house for security monitoring
- B. PMG to make a new attorney recommendation

VIII. Adjournment

- A. Russ motioned to adjourn the meeting at 9:56, 2nd by James, carried 4-0