

Windy Hill Farms Homeowners Association
Board of Directors Meeting
Windy Hill Farms Clubhouse
Minutes
May 8, 2008

Attendees:

Board of Directors: Eric Kristiansen, Amy Nutz, Deborah Owens and Elwyn Grant

PMG: NA

Committees:	ACC:	NA
	Landscape:	NA
	Pool & Recreation:	Joe
	Social:	NA

- I. A Call to order
 - A. Eric called the meeting to order at 7:12 PM

- II. Approval of Prior Meeting Minutes
 - A. Minutes need the vote count for the document changes. Will hold till next month.

- III. Committees
 - A. Social Committee
 1. May Adult Happy Hour at Amando's went well.
 2. Need a host for the June Adult Happy Hour at Amando's
 - B. Landscape Committee
 1. NA
 - C. Pool& Recreation Committee
 1. The fix up day was a success. The playground equipment was taken down and the gravel removed. The soccer fields were striped also.
 2. Eric motioned to approve the updated pool rules with the addition of adding a place to initial each page, 2nd by Elwyn, carried 4-0
 3. Pool opening party will be on May 10th
 - D. ACC Committee
 1. NA
 - E. Welcoming Committee
 1. NA

IV. Management Report

A. Financial Summary

- | | |
|----------------------------|---|
| 1. Total Assets: | \$261,863.66 as of Apr 30 th |
| 2. Net Income | : (\$6,900.14) for Apr. |
| 3. Net Income year to date | \$123,060.56 as of Apr 30 th |
| 4. Accounts Receivable: | \$20,134.75 as of Apr 30 th |

B. Delinquency Report

1. Major Delinquencies

- a) 430 Soren Drive (Quintero) Attorneys are proceeding with collection. Petition was filed with the Court.
- b) 201 Justin Road (Henderson) Has agreed to pay the 2008 dues and has set up a payment plan for the rest
- c) 316 Thomas Drive, (Williams) The foreclosure was completed. Riddle and Williams will send an eviction letter next.
- d) 620 Karen Pass, (Radford) a demand letter was sent on July 25th Mark to check to see if we collected.
- e) 422 Soren (Chong) Roof to be completed by February 29, 2008. Work check by the ACC (done).

V. Unfinished Business

A. NA

VI. New Business

- A. Amy to get with the lawyers to see what they recommend needs changing in our documents.
- B. Eric motioned that the Board, Chair persons and board designated individuals could use the club house with out a deposit and without filling our the form up to two times a month, 2nd by Deborah, carried 4-0.
- C. Amy motioned that people must participate in a community event, at the Boards discretion, in order qualify for the exception on using the club house without the required deposit and without filling out the form, 2nd by Eric, carried 4-0
- D. The Google satellite maps for our area have been updated

VII. Community Leadership Update

A. NA

VIII. Next Meeting Agenda Items

- A. Clubhouse policy related to weekly meetings

IX. PMG Action Items

- A. Is PMG bonded or do we need bonding insurance? PMG says we need bonding insurance
- B. Find out which water meter the city is complaining about not being able to access
- C. Prepare a list of delinquent accounts to be used on Pool Opening Party and a separate list of what they owe

X. Adjournment

- A. Eric motioned to adjourn at 8:30, 2nd by Deborah, carried 4-0

Secretary Elwyn Grant

President Eric Kristiansen