

Windy Hill Farms Homeowners Association
Board of Directors Meeting
Windy Hill Farms Clubhouse
Minutes
June 8, 2006

Attendees:

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

PMI: Asia Brazil

Committees: ACC: Shannon

Landscape: Mark

Pool & Recreation: Joe

Social: None

A Homeowners

A. Homeowners at 232 Zachary Walk requested having their fine dropped since they had received completed the new mail box before the fine was sent out. The homeowner complained about being picked on at the meeting and was very argumentative

B. Homeowner at 422 Soren requested an extension for completing his roof replacement since he had bought the house without knowing that the roof was not compliant to the HOA guidelines.

I. Call to Order

A. Eric called the meeting to order at 7:46 pm.

II. Approval of Prior Meeting Minutes

A. Eric motioned to approve the minutes for April and May, 2nd by Russ, carried 5-0.

III. Committees

A. Social Committee

1. NA

B. Landscape Committee

1. Bushes for the NW corner of Heritage and Ashley on hold due to water restrictions.
2. Trees on Thomas are being watered to see if they will recover

C. Pool & Recreation Committee

1. 173 homeowners have requested pool cards
2. Water cooler shut off because it was shocking people
3. Some lights not working
4. Looking at getting new maid service

D. ACC Committee

1. ACC wants the audit report by email from PMG
2. Audits are done weekly by PMG
3. ACC sample requests are on the Website
4. Invite the proposed new member to the next meeting

IV. Management Report

A. Financial Summary

1. Total Assets: \$158954.94 as of May 31th
2. Net Income (\$6,136.30) for May
3. Net Income year to date \$129,685.38 as of May 31th

B. Accounts Receivable: \$18,063.98 as of May 31th

C. Delinquency Report

D. Transferred \$50,000 to CAB account

E. On July 1, Lumbermans owes \$20,000 to HOA

V. Unfinished Business

A. 401 Seleta Drive French drain is not fixed correctly

B. Need to review the Attorney recommendation

VI. New Business

A. Eric motioned to wave the fines for 232 Zachary if the mailbox is correctly installed, Elwyn 2nd, carried 5-0

B. PMG to send a letter to 228 Zachary stating that, if the sign keeps being put back in the front yard, fines will start

C. PMG has copies of the Insurance policies

D. We never want to wave fees we spend, only the fines

E. If a request is made of the board, it should always be denied, until they come to the board meeting, to eliminate something not be handled correctly

F. Water bill was \$900 for the pool area, 418,000 gallons

G. Need PMG to notify the HOA if a home owner is going to come so we can be prepared with the background material

VII. Next meeting Agenda Items

A. Training on the location of sprinkler timers by Mark

VIII. Adjournment

A. Meeting adjourned at 9:40