

Windy Hill Farms Homeowners Association
Board of Directors Meeting
Windy Hill Farms Clubhouse
Minutes
August 9, 2007

Attendees:

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

PMG: Corrin Adger

Committees:	ACC:	Shannon Smith
	Landscape:	Rhonda Durrill
	Pool & Recreation:	Joe Richardson
	Social:	NA

A Homeowner

1. 304 Holly Court

1. Discussed the drainage problem in their back yard. Let them know that there was nothing that the HOA could do. They would have to provide their own retaining wall.

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

1. Eric called the meeting to order at 6:57 PM
2. There were no homeowners present.
3. Eric adjourned the meeting 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 July 12, 2nd by Amy, carried 4-0.

III. Committees

A. Social Committee

1. Shannon will send out an email requesting volunteers for the Fall Festival. If we do not get enough volunteers there will not be a Fall Festival. Amy will help coordinate.

B. Landscape Committee

1. City of Murphy sprayed for mosquitoes

C. Pool & Recreation Committee

1. 2nd PC and backup is working
2. Pool was closed for cleaning
3. Need to replace two filters
 - a) Mark motioned to replace the filters, 2nd by Elwyn, carried 4-0
4. One pool motor was swapped out with a spare
5. The form to use the club house needs to be updated to let people know to get the code during the day. They will be charged if they call after hours.
6. Need to schedule pool maintenance days for cleaning
7. Water coolers are fixed
8. Need new covers for the water coolers
 - a) Mark motioned to get the new covers, 2nd by Elwyn, carried 4-0

D. ACC Committee

1. The retaining wall on the lot across from the soccer fields is complete

E. Welcoming Committee

1. Teri suggested a gift with the HOA web address
2. Eric motioned to approve Teri Larson as Chair of the Welcoming Committee, 2nd by Amy, carried 4-0

IV. Management Report

A. Financial Summary

1. Total Assets: \$183,874.27 as of Aug. 31th
2. Net Income (\$17,171.80) for Aug.
3. Net Income year to date \$77,518.35 as of Aug. 31th
4. Accounts Receivable: \$12,668.25 as of Aug. 31th

B. Delinquency Report

1. Major Delinquencies

- a) 430 Soren is not making payments per their plan. We will go forward with the lawyer.
- b) 131 Meredith Drive is in foreclosure, we will pursue to the limit
- c) 201 Justin Road wrote off part of what they owe due to bankruptcy, 2nd account is now overdue
- d) 316 Thomas Drive, a lien was filed on Aug. 9th
- e) 422 Soren hold till collection policy approved, also check on roof violations
- f) 620 Karen Pass , a demand letter was sent on July 25th

V. Unfinished Business

A. NA

VI. New Business

- A. Audit will be done on Aug. 20th thru 22nd
- B. Pool insurance coverage was increased by \$20k and the land insurance was reduced by \$20k
- C. TXU to send a review of our account
- D. Sent the fine information to the Mayor to see what he can do to remove it.
- E. 701 Ashley has been having excessive garage sales

VII. Community Leadership Update

- A. Met the new City Manager
- B. The Collin County DA will not prosecute the Pedophiles arrested in Murphy

VIII. Next Meeting Agenda Items

- A. TXU to review our services
- B. Meet with Terry Larson about Welcoming Committee

IX. PMG Action Items

- A. Check to see if we have a lien on 131 Meredith
- B. Check on the cost of raising the pool value for insurance (done)
- C. Make a list of the steps involved in Violation Letters
- D. Check how many fines were sent to 446 and 422 Soren (done)
- E. Remove the charges on the house across from the Soccer field since they have fix the retaining wall
- F. Check when the water fine is due

X. Adjournment

- A. Eric motioned to adjourn at 8:47, 2nd by Amy, carried 4-0

Secretary Elwyn Grant

President Eric Kristiansen