

Windy Hill Farms Homeowners Association
Board of Directors Meeting
Windy Hill Farms Clubhouse
Minutes
February 11, 2010

Attendees:

Board of Directors: Alec Acuna, Amy Nutz, Mark Dalglish, Joe Richardson, and Elwyn Grant

PMG: Corrin Adger

Committees: ACC: NA
Landscape: Rhonda Durrell
Pool & Recreation: NA
Social: NA
Welcoming: NA

I. A Call to order

A. Amy called the meeting to order at 7:06 PM

II. Approval of Prior Meeting Minutes

A. Amy motioned to approve the January minutes with corrections, 2nd by Alex, carried 3-0

III. Committees

A. Social Committee

1. NA

B. Landscape Committee

1. Started the landscaping on the North end of Heritage

C. Pool & Recreation Committee

1. NA

D. ACC Committee

1. NA

E. Welcoming Committee

2. NA

IV. Management Report

A. Financial Summary as of January 31, 2010

1. Total Assets:	\$372,493.40
2. Net Income	\$186,980.55
3. Net Income year to date	\$186,980.55
4. Accounts Receivable:	\$42,108.57

B. Delinquency Report

1. NA

V. Unfinished Business

A. NA.

VI. New Business

A. Discussed Chamber of Commerce news items and whether they could be emailed through the HOA emails

VII. Community Leadership Update

A. NA

VIII. Next Meeting Agenda Items

A. NA

IX. PMG Action Items

A. NA

X. Adjournment

A. Amy motioned to adjourn the meeting at 8:12PM, 2nd by Elwyn, carried 5-0

Elwyn Grant
Secretary

Amy Nutz
President

Windy Hill Farms Homeowners Association
Board of Directors Meeting
Windy Hill Farms Clubhouse
Minutes
March 25, 2010

Attendees:

Board of Directors: Amy Nutz, Mark Dalglish, Joe Richardson, and Elwyn Grant

PMG: Corrin Adger

Committees:	ACC:	NA
	Landscape:	Rhonda Durrell
	Pool & Recreation:	NA
	Social:	Jamie Heist
	Welcoming:	NA

- I. A Call to order
 - A. Amy called the meeting to order at 7:06 PM
- II. Approval of Prior Meeting Minutes
 - A. The February minutes were not reviewed at the meeting.
- III. Committees
 - A. Social Committee
 1. Easter party was cancelled due to lack of volunteers
 - B. Landscape Committee
 1. NA
 - C. Pool & Recreation Committee
 1. Plan to wait till May to recheck the Cyanuric Acid in the pool
 2. Pool gate lock will cost @120 to replace
 - D. ACC Committee
 1. NA
 - E. Welcoming Committee
 2. NA
- IV. Management Report
 - A. Financial Summary as of February 28, 2010

1. Total Assets:	\$370,365.95
2. Net Income	\$(43,730.03)
3. Net Income year to date	\$143,744.37
4. Accounts Receivable:	\$27,836.95
 - B. Delinquency Report
 1. NA
- V. Unfinished Business
 - A. NA.
- VI. New Business
 - A. Next month is the Annual meeting on April 22
 - B. \$20K was transferred to reserve account. Over \$100K in reserve account
- VII. Community Leadership Update
 - A. NA

VIII. Next Meeting Agenda Items

A. NA

IX. PMG Action Items

A. Check why 232 Seleta is not in the delinquency report

X. Adjournment

A. Amy motioned to adjourn the meeting at 8:47PM, 2nd by Mark, carried 4-0

Elwyn Grant
Secretary

Amy Nutz
President

Windy Hill Farms Homeowners Association
Annual Meeting
Club House
Minutes
April 22, 2010

Attendees:

Board of Directors: Amy Nutz, Mark Dalglish, Alex Acuna, Joe Richardson and Elwyn Grant

PMG: Corrin Adger

Committees:	ACC:	Carl Telhorst
	Landscape:	Rhonda Durrill
	Pool & Recreation:	Joe Richardson
	Social:	NA
	Welcoming	NA

- I. Amy called the meeting to order at 7:06 PM
- II. Terry Riley motioned to approve the minutes from last year without changes, 2nd by Daril Doran, carried all.
- III. The Board members introduced themselves
- IV. The required quorum was reached to have the meeting, 23 people present and 17 proxies for a total of 40
- V. Mark read the Revenue Ruling 70-604 Election as required for a nonprofit organization
- VI. Angelia Hopper motioned to approve Revenue Ruling 70-604 Election, 2nd by Carol Butman, approved all.
- VII. Amy presented the main portion of the Annual Presentation
 - A. Joe presented the Pool and Recreation portion
 - B. Rhonda presented the Landscape portion
 - C. Amy presented the Social portion for Jamie
 - D. Mark presented the Treasury portion
- VIII. There were three nominees for the two board positions. Joe Richardson and Kim ? were voted in.
- IX. Carl Telhorst was given an award for being the Volunteer of the Year
- X. Elwyn Grant was given an award for being Secretary for four years
- XI. These was a discussion with several homeowners about the Driveway/Retaining Wall issue
- XII. The meeting was adjourned at 8:40

Secretary Elwyn Grant

President Amy Nutz

Windy Hill Farms Homeowners Association
 Board of Directors Meeting
 Windy Hill Farms Clubhouse
 Minutes
 May 27, 2010

Attendees:

Board of Directors: Amy Nutz, Mark Dalglish, Alex Acuna, Joe Richardson and Kim Zech

PMG:

Committees: ACC: Carl Telhorst
 Landscape: Rhonda Durrill
 Pool & Recreation: Joe Richardson
 Social: NA
 Welcoming NA

- I. Amy called the meeting to order at 7:05 PM
- II. Joe Richardson motioned to approve the February minutes, 2nd by Alex, carried all.
- III. Mark Dalglish motioned to approve the March minutes, 2nd by Alex, carried all.
- IV. Joe Richardson motioned to approve the April minutes as corrected, 2nd by Alex, carried all.
- V. Joe Richardson motioned for assignment of titles and terms for the board, 2nd by Alex, carried all.
 - A. Amy Nutz – President
 - B. Mark Dalglish – Treasurer
 - C. Kim Zech – Secretary

The following is a recap of board terms per the governing documents.

Member	Elected	Term	Expires	Re-Elected	Length	Expires	Notes
Alex	2009	2 yrs	2011				
Amy	2007	2 yrs	2009	2009	3 yrs	2012	
Deb	2008	2 yrs					Stepped down
Elwyn	2008	3 yrs	2011				Stepped down 04/10/10
Joe	2009		2010	2010	3 yrs	2013	Appointed to fill Deb's position
Kim	2010	2 yrs	2012				
Mark	2007	3 yrs	2010	2010		2011	Appointed to fill Elwyn's remaining term

VI. Committees

A. ACC Committee

1. Amy Nutz motioned to nominate Terry Riley for a vacancy on the ACC committee, 2nd by Alex, carried all.

B. Landscape Committee

1. Rhonda Durrill updated the board on the purchase of benches for the quarry area. Mark Dalglish motioned for the approval of the purchase of 2 benches \$750 each plus

two concrete slabs and installation not to exceed at total cost of \$2,000.00, 2nd by Alex, carried all.

2. Kim Zech asked about reports of poison ivy on the trails leading to the quarry. Rhonda will get a quote from the landscaping company and will proceed with the removal if the bid is less than \$250.00. Mark motioned to accept, 2nd by Alex, carried all.

3. James Meeker's proposal for a neighborhood beautification project by planting trees has been tabled this year due to cost concerns. Board will suggest he approach the city of Murphy for a city wide program.

4. Rhonda Durrill reported that some plants were going to be replaced due to theft.

5. Amy Nutz updated the board on the lighting options on Heritage Drive. Amy motioned to proceed with installation of power to the Planter boxes at each corner of Heritage and 544. In addition, electricity will be run to the Monument sign at Heritage and John Close, HOA side and the school side. Total cost not to exceed \$7,225 for all four signs and Amy will try to get them to add Dublin for free, 2nd by Mark, carried all.

C. Social Committee

1. Dive in movie will be May 29th. Supplies purchased will have to be replaced due to theft.

2. Board will look into beefing up the rental agreement for clubhouse.

3. Board declines action on Verizon marketing campaign.

D. Pool and Recreation Committee

1. Discussion of the incident of the rental of the clubhouse by homeowner at 314 Christopher Circle for a party on May 22, 2010. Several residents called to complain. Police were called several times. Motion by Mark Dalglish to forfeit the deposit, revoke common area privileges and bill homeowner for any damages that were incurred, 2nd by Amy Nutz, carried all.

2. Motion by Kim Zech to have Joe Richardson contact Dennis Rodda about contracting to finish some of the items on the to-do list left over from cleanup day, 2nd by Amy Nutz, carried all.

3. Discuss the pool opening party scheduled for June 5th. Band costing \$300.00 will perform from noon – 2 p.m. Offer a raffle drawing for the foosball table. Supply hot dogs, drinks and chips. Julie Acuna will provide door prizes.

4. It was suggested that a volunteer neighborhood teenager would help serve popcorn and drinks at Dive In Movie Nights. Board will provide a gift card for working the evening.

E. Welcoming Committee

1. NA

VII. There was a discussion of expanding the distribution of the newsletter to quarterly and mailing it to the residents. Board decided to keep publishing on the website, versus the expense of postage. Articles for the newsletter are due June 15th.

VIII. Management Report

A. Financial Summary as of April 30, 2010

1.	Total Assets:	325,697.77
2.	Accounts Receivable	20,690.39
3.	Net Income Year to Date	119,332.38
4.	Net Income	(14,373.57)

IX. Unfinished Business

A. 232 Seleta is sold and the cleanup has started

X. Meeting adjourned at 9:15 p.m.

Secretary



Kim Zech

President



Amy Nutz

Windy Hill Farms Homeowners Association
Board of Directors Meeting
Windy Hill Farms Clubhouse
Minutes
June 24, 2010

Attendees:

Board of Directors: Amy Nutz, Mark Dalglish, Joe Richardson and Kim Zech

PMG: Corrin Adger

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

i. With a quorum of the board present, (Mark Dalglish, Joe Richardson, and Kim Zech), homeowner of 314 Christopher Circle addressed the board about the revocation of common area privileges relating to an incident at the clubhouse on May 22, 2010.

I. Amy called the meeting to order at 7:00 PM

II. After discussion of the incident at the clubhouse on May 22, 2010, motion by Amy Nutz to suspend common area privileges for the entire family for 60 days from the date of the infraction, 2nd by Kim, carried all. Correspondence will be sent to the homeowner stating such. During the discussion, it was pointed out that a maximum occupancy sign should be posted in the clubhouse. Joe Richardson will contact the city and find out the square footage so that a sign may be obtained and posted.

III. Mark Dalglish motioned to approve the May minutes as corrected, 2nd by Amy, carried all.

IV. Committees

A. ACC Committee

1. No Report

B. Landscape Committee

1. Amy Nutz reported that the bids to add electricity at Dublin Road similar to that along Heritage came in higher than anticipated. Groves Electric and DFW Electric were similar to each other, adding an additional \$5K to the previously approved amount of \$7225. DFW Electric's bid including the Dublin addition is \$13,500 and Groves Electric is \$13,000. Amy will continue discussions with Heritage Montessori regarding sharing the cost of adding electric to the monument sign at John Close and Heritage and will readdress the board at the next meeting.

C. Social Committee

1. Dive in movie will be June 26th. The neighborhood volunteer to help with the popcorn is a great addition to the successful movie night.

D. Pool and Recreation Committee

1. Resident Michael Shearin acted as DJ at the pool opening party. There were many neighborhood residents present. Michael made the day especially fun for kids of

all ages. Dueling Mike's band played. There was a hokey pokey contest for adults, several games and contests for kids, food, toys and door prize donations provided by several resident owned businesses. The foosball table was given away via a swimming contest.

2. Joe Richardson suggested that resident pool cards be renewed next year.

3. The board has decided to keep the back board and the life guard chair.

4. Board readdressed the pump house repair issue. It was agreed that bids should be obtained for replacement of the structure.

5. Corrin is getting complaints about the cleanliness of the clubhouse and she is in the process of getting quotes to replace the current cleaning service. Due to wear and tear, the large area rugs will be removed from the clubhouse and small door mats will be purchased.

E. Welcoming Committee

1. NA

V. Motion by Joe Richardson, 2nd by Amy Nutz, carried by all to approve a resolution by the HOA to add signatures to the Texas Capital Bank account. Mark Dalglish, treasurer and Kim Zech, secretary were added.

VI. Management Report

A. Financial Summary as of May 31, 2010

1. Total Assets:	308,165.00
2. Accounts Receivable	15,494.31
3. Net Income Year to Date	101,933.89
4. Net Income	(17,398.49)

B. Pool costs increase substantially during the summer months and high postage costs were incurred in the month of May.

VII. Unfinished Business

A. NA.

VIII. New Business

A. New collection policy suggested by the management company was tabled until next meeting to allow board members a chance to review the existing policy and make recommendations about the new proposed policy.

B. WHF work order #915492 was a fence repair request received by Principal Management. Per Article I, Section 8 of the HOA Declaration, the wall(s) and landscaping, as shown on any recorded subdivision map of the Property or any part thereof are the responsibility of the HOA. Walls located on Homeowner properties and not depicted on the map are the responsibility of each homeowner and must be maintained in acceptable condition by the homeowner. Amy will draft a letter for Principal to forward to the homeowner regarding maintenance and/or repair of the fence.


C. Mark Dalglish suggested that bids be obtained for maintenance of the two footbridges in the community. Both are in need of painting and the boards are starting to warp. Mark will work on obtaining quotes for the repair.

IX. Meeting adjourned at 8:55 p.m.

Secretary


Kim Zech

President


Amy Nutz

Windy Hill Farms Homeowners Association
Board of Directors Meeting
Windy Hill Farms Clubhouse
Minutes
August 26, 2010

Attendees:

Board of Directors: Amy Nutz, Mark Dalglish, Joe Richardson and Kim Zech

PMG: Corrin Adger

Committees: ACC: Carl Telthorst
Landscape: Rhonda Durrill
Pool & Recreation: Joe Richardson
Social: NA
Welcoming NA

- I. Amy called the meeting to order at 7:05 PM
- II. Joe Richardson motioned to approve the June minutes, 2nd by Amy, carried all.
- III. Committees
 - A. ACC Committee
 1. Carl Telthorst reported on the progress of homeowner request at 701 Ashley Place. Due to the circumstances with the drainage on the lot, the board recommended that a letter be drafted to the homeowner instructing the homeowner to get a building permit and engineering approval from the City of Murphy. Based on the city's approval, the board will then make a determination.
 2. Carl requested that Corrin supply a monthly updated ACC violation report.
 - B. Landscape Committee
 1. Amy Nutz continued the discussion about adding electricity to the monument signs at the entrance to Windy Hill Farms at Heritage and 544. Amy has been continuing discussions with Heritage Montessori regarding sharing the cost of adding electricity to the monument sign at John Close and Heritage. At present time, the school is not expressing much interest in sharing the cost. Therefore, the board has decided to proceed with the installation of electricity to the two Windy Hill Farms signs at a total cost of \$2765, service provided by Grove Electric. The board will readdress additional lighting options of Heritage in the future and has decided the project at Dublin and Clay is too expensive to pursue. .
 2. Rhonda Durrill reported that seven trees have been planted on Heritage by the city. Rhonda has been getting complaints about the watering schedule. However, since many new plantings are trying to take root, the board hopes the neighborhood will be tolerant while the plants are being established. Amy motioned, 2nd by Mark to approve the \$966.00 bid from C & B Lawns for the installation of the two park benches to be installed by the quarry. In addition, the final bill for the benches from the Playwell Group came in at \$2049.00. Board had previously approved that expenditure.
 3. Rhonda was also approached by Boggess Elementary to sponsor the PTA. Discussion was tabled by the board until next meeting to allow members to determine if and at what amount of sponsorship for all the schools in the neighborhood might entail.

4. Joe Richardson asked Rhonda to get a quote from C & B Lawns to install a stepping stone in front of the pool access area. Board approved an expenditure up to \$100 for the stone and installation.

C. Social Committee

1. The last dive in movie for the year will be August 28th. The Princess and the Frog will be shown.

D. Pool and Recreation Committee

1. Joe Richardson reported that the pool company, Sparkling Water has suggested that a new pool cover be purchased this year. Joe will get more information, but the preliminary estimate for the new cover is \$6300-\$6900.

2. Sparkling Water has presented the Board will a new maintenance agreement for 2011. The Board has asked Joe to check on last year's rate for Spring Start Up and Winterizing before authorizing the agreement. The Board is also concerned about the cost of pool chemicals listed in the notes of the contract.

3. Corrin will check with other property managers about Cyanuric Acid levels in pools in other communities.

4. The pool gate lock has been replaced and is working properly.

5. Joe reported that the occupancy limit for the club house is 128. Signs will be posted.

E. Welcoming Committee

1. NA

IV. Management Report

A. Financial Summary as of July 31, 2010

1. Total Assets:	282,650.97
2. Accounts Receivable	12,942.77
3. Net Income Year to Date	76,010.66
4. Net Income	(12,282.37)

V. Unfinished Business

A. Board has decided not to change the existing collections policy and has noted the new fees that will be charged in the future when action is required.

VI. Future Action Items

A. Bids for maintenance of the two footbridges in the community.

B. Pool Maintenance agreement, flat fee and chemical charge.

C. School/PTA sponsorship

D. Pump house repair bids.

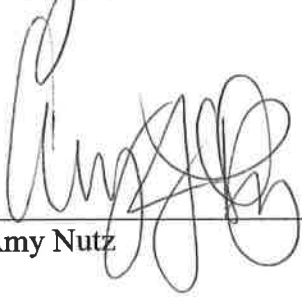
E. Revisit maid service for club house.

F. Occupancy signs posted.

VII. Amy motioned, Mark 2nd meeting adjourned at 9:02 p.m.



Secretary Kim Zech



President Amy Nutz

Windy Hill Farms Homeowners Association
Board of Directors Meeting
Windy Hill Farms Clubhouse
Minutes
September 23, 2010

Attendees:

Board of Directors: Amy Nutz, Joe Richardson, Alex Acuna and Kim Zech

PMG: Corrin Adger

Committees:	ACC:	NA
	Landscape:	NA
	Pool & Recreation:	Joe Richardson
	Social:	Jamie Heise
	Welcoming	NA

- I. Amy called the meeting to order at 7:03 PM
- II. Joe Richardson motioned to approve the August minutes, 2nd by Amy, carried all.
- III. Committees
 - A. Social Committee
 1. Jamie Heise reported that the Fall Festival would be held on October 24 at the clubhouse. She has confirmed the reservation of "Bounce for Fun." Michael Sherrin will be the DJ for the event. She is hoping for volunteers to help man the greeting table and to help serve drinks and popcorn. The board had previously approved an expenditure of \$2,500 for the entertainment and has approved funds for the goody bags.
 2. Dive in movie nights are finished for the year.
 3. Third Thursday night is Bunco night.
 4. Board has decided not to support individual PTA organizations. The board will review individual requests when presented.
 - B. Landscape Committee
 1. Corrin will forward the letter drafted 06/25/10 by Amy to homeowners in the Highlands regarding retaining wall/fence responsibilities.
 2. Lighting and water is now available in the two monument planters at the entrance of Heritage and FM544. Rhonda received a quote from the landscape company to plant the boxes that was very high. It was suggested that the opportunity for the business be presented in the neighborhood newsletter to see if any homeowners were interested.
 3. Bid for the footbridge repair is tabled until next meeting.
 - C. Welcoming Committee
 1. Corrin will send what is in the management packet for new residents. The board is considering removing this committee.
 - D. Pool and Recreation Committee
 1. Amy motioned for spending up to \$6,900 for a new pool cover to be installed at the close of the pool season, 2nd by Alex, carried all.
 2. Joe motioned to accept the Sparkling Water new maintenance agreement for 2011, 2nd by Amy, carried all.

3. Corrin said she had a contactor at Principal who would contact Joe about the pump house replacement. Joe looked at Home Depot and thought a new structure could be purchased for around \$11,000.
4. Maid service bids have been tabled.
5. Joe is working on posting the occupancy signs.

E. ACC Committee
1. NA

F. Communication Committee
1. Amy requested that articles for the newsletter be in by September 30.

IV. Management Report

B. A. Financial Summary as of August 31, 2010

1. Total Assets:	231,998.57
2. Accounts Receivable	11,784.87
3. Net Income Year to Date	62,903.02
4. Net Income	(13,107.64)

V. Other Business

- A. Homeowner at 412 Michael Drive will address the board prior to the next meeting.
- B. Homeowner at 137 Collin Court – Corrin will make sure to bring it to the board’s attention before any lien is filed against any property where outstanding charges are for late fees or collection costs only.
- C. Principal will begin emailing current door code to residents who have reserved the clubhouse prior to their reservation date.
- D. Homeowner at 125 Collin Court – Corrin will drive by and respond with letter. ACC committee also responded.

VI. Future Action Items

- A. Bids for maintenance of the two footbridges in the community.
- B. Pump house repair bids.
- C. Occupancy signs posted.

VII. Kim motioned, Joe 2nd meeting adjourned at 8:57 p.m.

Secretary


Kim Zech

President


Amy Nutz

Windy Hill Farms Homeowners Association
Board of Directors Meeting
Windy Hill Farms Clubhouse
Minutes
October 28, 2010

Attendees:

Board of Directors: Amy Nutz, Joe Richardson, Alex Acuna, Mark Dalglish, and Kim Zech

PMG: Corrin Dandridge

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

- I. Amy called the meeting to order at 7:12 PM.
- II. Amy motioned to approve the September minutes, 2nd by Alex, carried all.
- III. Committees
 - A. Social Committee
 1. Good success was reported for the fall festival.
 - B. Landscape Committee
 1. Benches for seating areas around the quarry are in. The next step is to get the concrete poured for the slabs.
 2. Lighting and water are now available in the two monument planters at the entrance of Heritage and FM544. Rhonda received several bids for planting the boxes. Amy motioned, 2nd by Alex to approve the \$1,665 bid from Angela Hooper.
 3. Bid for the footbridge repair is tabled until next meeting.
 4. Rhonda was approached by another tree service to work on the neighborhood trees. Board is satisfied with the service provided by C & B Landscape.
 - C. Welcoming Committee
 1. Corrin will send what is in the management packet for new residents. The board would also like to include in the packet a magnet with the property management company's phone number and website. Amy is checking into pricing for the magnets but thought she could get 1000 magnets for around \$200.
 - D. Pool and Recreation Committee
 1. Joe reported that the price for the pool cover had increased to \$7,985. The board decided to not make the cover purchase and will leave the pool uncovered this year. Corrin said most neighborhood pools are not covered in the winter.
 2. The contractor at Principal gave a bid for pump house repair of \$9,000. Board asked if the contractor could rebid for a complete razing of the existing structure and rebuild.
 3. Recurring clubhouse rentals will not be accepted. A bullet will be made to the rental document addressing weekend events.
 4. Joe is working on posting the occupancy signs.

- E. ACC Committee
 - 1. NA
- F. Communication Committee
 - 1. We will not include a 4th Quarter newsletter with the annual assessment, but will post the year end news on the website and send blast email.

IV. Management Report

- A. Financial Summary as of September 30, 2010
 - 1. Total Assets: 215,253.78
 - 2. Accounts Receivable 11,251.73
 - 3. Net Income Year to Date 44,964.45
 - 4. Net Income (17,938.57)

V. Other Business

- A. Homeowner at 412 Michael Drive will address the board prior to the next meeting.
- B. Homeowner at 137 Collin Court – Board will correspond with the homeowner that the attorney and management company fees will be waived.
- C. Budget meeting only will be held on November 15 to approve assessments and budget. All committees must have projected budgets in by November 15th.
- D. Amy will get a couple of quotes from companies to do a Property Condition Report.

VI. Future Action Items

- A. Bids for maintenance of the two footbridges in the community.
- B. Pump house repair bids.
- C. Budget only board meeting November 15. December board meeting moved to December 2 at 7:00 p.m.
- D. Property Condition Report.

VII. Amy motioned, Mark 2nd meeting adjourned at 8:37 p.m.

Secretary


Kim Zech

President


Amy Nutz

Windy Hill Farms Homeowners Association
Board of Directors Budget Meeting
Windy Hill Farms Clubhouse
Minutes
November 15, 2010

Attendees:

Board of Directors: Amy Nutz, Mark Dalglish, and Kim Zech

PMG: Corrin Dandridge

- I. Amy called the meeting to order at 7:10 PM.
- II. Amy motioned to approve the October minutes as amended, 2nd by Mark, carried all.
- III. Mark asked Committees to submit proposed budget for 2011.
 - A. Social Committee
 1. Proposed budget for 2011 is \$4,500.
 - B. Landscape Committee
 1. Proposed budget for 2011 is \$11,500. This does not include the monthly landscaping fee of \$3,150 for maintaining existing areas.
 2. A project that will need attending to in 2011 is the Quarry landscape, draining, and maintenance.
 - C. Welcoming Committee
 1. No proposed budget for 2011. Expenses covered under other committees.
 - D. Pool and Recreation Committee
 1. Proposed budget for 2011 is \$26,300.
 2. Projects to be addressed:
 - a. New rugs for the clubhouse
 - b. New pump house installation
 - c. Resealing the pool deck
 - d. Bids for renovating the clubhouse with new insulation, HVAC, and rewiring the electrical box.
 - E. ACC Committee
 1. No proposed budget for 2011.
 - F. Communication Committee
 1. No proposed budget for 2011.
- IV. The total balanced budget for 2011 income and expenses is \$205,283. The 2011 annual assessment of \$492.14 was discussed.
- V. Amy motioned to approve the 2011 budget with changes as discussed and to approve the annual assessment, 2nd by Kim, carried all.
- VI. Meeting adjourned at 7:55 p.m.

Secretary



Kim Zech

President



Amy Nutz

Windy Hill Farms Homeowners Association
Board of Directors
Windy Hill Farms via Email
Minutes through December 31, 2010

Attendees:

Board of Directors: Amy Nutz, Mark Dalglish, Alex Acuna, Joe Richardson and Kim Zech
PMG: Corrin Dandridge

- I. December 6, 2010. Special meeting via email called by Amy Nutz to approve a Resolution of the Board of Directors Regarding Appointment of Substitute Trustee prepared for foreclosure purposes, second by Mark, approved by Alex, Joe and Kim. Secretary Kim Zech executed the document on December 6, 2010 and forwarded it via fax to Corrin Dandridge at Principal Management.
- II. December 6, 2010. Via email, a motion by Amy Nutz to approve an expenditure of \$1,066.73 payable to Rocky Cummings for cleaning out the drainage ditch at Ashley and Banbury Drive, second by Alex, approved by Joe and Kim.
- III. December 8, 2010. Via email, a motion by Amy to approve an expenditure of \$378.88 payable to C&B Landscaping to have small trees and shrubs removed in the drainage ditch between Thomas Drive and Banbury Drive, second by Alex, approved by Mark and Kim.

Secretary



Kim Zech

President



Amy Nutz