

Windy Hill Farms Homeowners Association
Board Meeting
Minutes
July 14, 2005

Attendees:

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

PMI: None

Committees: ACC - Shannon Smith
Landscape – None
Pool & Recreation – Amy Nutz
Social – Mary Elledge

- I. Call to Order
 - A. James Kadlecek called the meeting to order at 7:05 PM

- II. Approval of Prior Meeting Minutes
 - A. Mark motioned to approved minutes from Board Meeting on May 9, 2005; 2nd by Russ; Motion Carried 4-0

- III. Committees
 - A. Social Committee
 - Mark motioned to close the pool at 5PM till after the party on July 16, 2nd by Elwyn, Motion Carried 4-0
 - Next social is the Teen Back to School
 - B. Landscape Committee
 - Contractor to reset the sprinkler timers. Need to check the battery backup. Mark will ask for the watering schedule
 - Need to confirm that the school sprinklers were changed
 - Variance for The Highlands – Rejected by the city a second time. Will take to City Council
 - C. Pool & Recreation Committee
 - Russ motioned to notify the homeowner, identified as responsible for the pool contamination, that they owed for the cleanup and would have a two week suspension of privileges, 2nd by Elwyn, Motion Carried 4-0
 - Garage sale had 21 participants
 - Will check on the installation of a soda machine if the owner is responsible for repairs. Need to check the cost to operate.
 - D. ACC Committee
 - The letter telling the home owner at 228 Collin Court to remove the compost pit, raised garden and wood stairs did not go out
 - The letters notifying the homeowners that the grace period ended for roof replacements did not go out
 - We need reports of all violations, any letter sent to a resident not only ACC letters

- The red roof on Ryan Court was replaced

IV. Management Report

A. Financial Summary

- \$120,928.88 balance as of June 30, 2005
- \$9,554.69 net loss in June 2005

B. Delinquency Report

- \$8,685.76 in accounts receivable as of June 30, 2005

V. Old Business

- ACC sent out some proposed guidelines for the Board to follow for approving requested changes that homeowners want to make to common areas

VI. New Business

- We need PMI to bring accounting audit to the next meeting.
- We need the status on the 120 day+ delinquency for the next meeting
- We need the Management report for the meeting to reflect the last day of the previous month
- Mark motioned to transfer \$16,000 from the Operations account to the Reserve Account, 2nd by Russ, Motion Carried 4-0
- Clubhouse use could be approved at a cost of \$100.
- No directory update is being planned at this time.
- It has been reported that a house on Christen Court has a picture looking out of Ben Laden

VII. Adjournment

- A. James Kadlecek adjourned the meeting at 8:55 PM.