

Windy Hill Farms Homeowners Association  
Board of Directors Meeting  
Windy Hill Farms Clubhouse  
Minutes  
October 9, 2009

Attendees:

Board of Directors: Mark Dalglish, Amy Nutz, Joe Richardson, Alex Acuna and Elwyn Grant  
PMG: Corrin Adger  
Committees: ACC: Carl Telhorst  
Landscape: Rhonda Durrill  
Pool & Recreation: Joe Richardson  
Social: Jamie Heist  
Welcoming: NA

- I. A Call to order
  - A. Amy called the meeting to order at 7:04 PM
  
- II. Approval of Prior Meeting Minutes
  - A. Joe motioned to approve the September minutes with corrections, 2<sup>nd</sup> by Mark, carried 5-0
  
- III. Committees
  - A. Social Committee
    1. The Fall festival was a success again this year. There were 200 goody bags given out.
  - B. Landscape Committee
    1. Joe will put up two No Dumping signs on the Bridge between the Highlands and the Reserve
    2. Chris will pick up the dumped piles
    3. Chris removed the Bamboo planted by the railroad tracks
  - C. Pool& Recreation Committee
    1. NA
  - D. ACC Committee
    1. NA
  - E. Welcoming Committee
    1. NA

#### IV. Management Report

##### A. Financial Summary as of September 30, 2009

- |                            |               |
|----------------------------|---------------|
| 1. Total Assets:           | \$224,556.12  |
| 2. Net Income              | \$(15,595.92) |
| 3. Net Income year to date | \$54,161.89   |
| 4. Accounts Receivable:    | \$14,843.54   |

##### B. Delinquency Report

1. Three possible foreclosures made large payments and started payment plans to stop the foreclosure
2. One foreclosure went through
3. Two others already on payment plans

#### V. Unfinished Business

- A. Many of the recommended changes were made to the new web site
- B. Elwyn motioned to go with Sparkling for Pool maintenance, 2<sup>nd</sup> by Alex, carried 5-0. The rate will be negotiated with a \$16,200 maximum. They will start Nov. 1<sup>st</sup>.

#### VI. New Business

- A. Amy recommended to PMG a flat monthly fee of \$25 for taking care of ACC requests with the new Smart Web SW
- B. Amy motioned to draft a letter notifying the homeowners that the decision was made to leave the driveway walls the way they are since they were done four years ago by the builder and to have R&W review the letter. 2<sup>nd</sup> by Elwyn, carried 5-0.
- C. Amy motioned to have Elwyn Grant serve as the 3<sup>rd</sup> member of the ACC, 2<sup>nd</sup> by Joe, carried 4-0

#### VII. Community Leadership Update

- A. NA

#### VIII. Next Meeting Agenda Items

- A. NA

#### IX. PMG Action Items

- A. Does PMG send anything to new homeowners? Yes (done)

#### X. Adjournment

- A. Amy motioned to adjourn the meeting at 9:00PM, 2<sup>nd</sup> by Joe, carried 4-0

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Elwyn Grant  
Secretary

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Amy Nutz  
President