

Windy Hill Farms Homeowners Association
Board of Directors Meeting
Windy Hill Farms Clubhouse
Minutes
Feb 12, 2009

Attendees:

Board of Directors: Eric Kristiansen, Deborah Owens, and Elwyn Grant

PMG: Corrin Adger

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

I. A Call to order

A. Eric called the meeting to order at 7:04 PM

II. Approval of Prior Meeting Minutes

A. Eric motioned to approve the minutes for the Jan. meeting with changes, 2nd by Deborah, carried 3-0.

III. Committees

A. Social Committee

1. Poker nights will be starting

B. Landscape Committee

1. Only watering the flowers now, not the grass

C. Pool & Recreation Committee

1. NA

D. ACC Committee

1. NA

E. Welcoming Committee

1. NA

IV. Management Report

A. Financial Summary

1. Total Assets:	\$ 201,112.21 as of Jan 31 th
2. Net Income	\$194,580.17 for Jan
3. Net Income year to date	\$194,580.17 as of Jan 31 th
4. Accounts Receivable:	\$ 48,661.89 as of Jan 31 th

B. Delinquency Report

1. Major Delinquencies

a) There are 8 major delinquencies

V. Unfinished Business

- A. Eric motioned to approve Erosion One to repair the bridge foundations at a cost of \$2775 for both bridges, 2nd by Deborah, carried 3-0
- B. The Annual meeting is scheduled for April 23rd
- C. The club house guidelines were discussed and Joe will update them and we will do an email vote to approve.

VI. New Business

- C. Deborah announced she would be turning in her resignation from the board
- D. Eric motioned to make Joe a temporary board member, pending Deborah's resignation, until the elections at the annual meeting, 2nd by Elwyn, carried 3-0.

VII. Community Leadership Update

- A. NA

VIII. Next Meeting Agenda Items

- A. Wall repairs
- B. News letter

IX. PMG Action Items

X. Adjournment

- A. Eric motioned to adjourn at 7:58, 2nd by Elwyn, carried 3-0

Secretary Elwyn Grant

President Eric Kristiansen