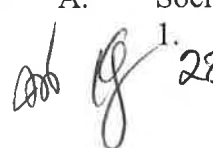


Windy Hill Farms Homeowners Association  
Board of Directors Budget Meeting  
Windy Hill Farms Clubhouse  
Minutes  
January 27, 2011

Attendees:

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

- I. Amy called the meeting to order at 7:03 PM with a quorum of members present.
- II. Amy motioned to approve the November budget minutes and the December email minutes, 2<sup>nd</sup> by Alex, carried all.
- III. Mark asked Committees to submit proposed budget for 2011.
  - A. Social Committee
    1.  Dates for the following activities for the year have been decided.
      - April 25<sup>th</sup> – Annual Homeowner's Meeting
      - May 1<sup>st</sup> – Pool Opens
      - June 4<sup>th</sup> – Pool Opening Party and Pool Card Renewal
      - October 15<sup>th</sup> – Pool Closes
      - October 23<sup>rd</sup> – Fall Festival
    2. No date set for the annual community cleanup and Adult Holiday party due to lack of interest.
  - B. Landscape Committee
    1. No dumping signs have been removed. C & B Landscaping will be hired to keep up with the trash and debris that is being improperly dumped. In addition, they will be asked to keep up with the maintenance of the drainage ditch on Ashley.
    2. It was decided that professional installation of the Christmas lighting would be looked at next year.
  - C. Welcoming Committee
    1. No report.
  - D. Pool and Recreation Committee
    1. Motion by Amy to approve \$1700 to repair Mastic pool deck, second by Kim, carried all.
    2. Kim will be responsible for obtaining new rugs and a coffee table for the clubhouse.
    3. C & B landscaping will be asked to give a quote on installation of the draincock to help insure the pipes won't freeze when the water is turned off in the restrooms of the pool house.
    4. Board discussed several bids for the pump house replacement. Board asked Corrin to make a few adjustments to bids and resubmit them.
    5. Joe will ask resident handyman for bids when minor repairs are needed.
    6. Corrin will get bids for redoing the breaker box.

- E. ACC Committee
  - 1. No report.
- F. Communication Committee
  - 1. P&G will post on the website that late fees and collection costs are not being waived.
- IV. Kim motioned to appropriate \$2900 to hire Partner Engineering and Science for a property condition report, 2<sup>nd</sup> by Amy, carried all.
- V. Motion by Amy to sign insurance information sheet for current coverage, 2<sup>nd</sup> by Kim, carried all.
- VI. Management Report
  - A. Financial Summary as of December 31, 2010
    - 1. Total Assets: 309,083.93
    - 2. Accounts Receivable 7,356.64
    - 3. Net Income Year to Date (4,213.00)
    - 4. Net Income (17,938.57)
  - B. Bank account information sheet signed by officers to open a new account at Iron Stone Bank for reserves.
  - C. Decided to waive payment due of \$2.62 at 629 John Close and \$.02 at 136 Merideth Drive.
- VII. Meeting adjourned at 8:46 p.m.

Secretary  Kim Zech

President  Amy Nutz

Windy Hill Farms Homeowners Association  
Board of Directors Meeting  
Windy Hill Farms Clubhouse  
Minutes  
March 24, 2011

Attendees:

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

PMG: Corrin Dandridge

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

- i. Homeowner addressed the board concerning violation letter received.
- I. Call to order
  - A. Amy called the meeting to order at 7:45 PM
- II. Approval of Prior Meeting Minutes
  - A. The January minutes were approved, with corrections.
- III. Committees
  - A. Social Committee
    1. Spring festival was proposed for April 28<sup>th</sup> but not acted on because of lack of time to plan and not enough volunteers.
  - B. Landscape Committee
    1. Rhonda Durrill tendered her resignation. Jeanna Firmin has volunteered to head the landscape committee.
  - C. Pool & Recreation Committee
    1. Pool cards will need to be reactivated this year.
    2. Pool will need a partial drain. Repairs to tiles will be made at that time. Pool will be converted cal-hypo system to reduce Cyan uric Acid.
    3. Board will vote on the pool house construction via email.
  - D. ACC Committee
    1. Terry Riley updated the board on the construction at 307 Kali Court and the concerns of the homeowners surrounding the construction.
  - E. Welcoming Committee
    2. NA
- IV. Management Report
  - A. Financial Summary as of February 28, 2011
    1. Total Assets: \$383,636.60
    2. Net Income \$( 536.73)
    3. Net Income year to date \$144,842.59
    4. Accounts Receivable: \$ 20,744.24
  - B. Delinquency Report
    1. Six accounts under \$28 where approved to write off dues as uncollectable.

Windy Hill Farms Homeowners Association  
Homeowner/Builder Meeting  
Windy Hill Farms Clubhouse  
Minutes  
April 14, 2011

Attendees:

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

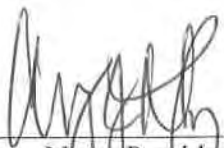
Attorney HOA: Clayton Hearn

PMG: Corrin Dandridge

Committees: ACC: Carl Telthorst  
Terry Riley

Builder: Cleve Adamson  
Jay Reynolds

- I. Call to order
  - A. Amy called the meeting to order at 7:08 PM
- II. Discussion of previous events leading up to this point
- III. Issues to be addressed at 307 Kali Court
  - A. Roof color must be changed to weathered wood.
  - B. Drainage issues. City will be contacted also.
  - C. Building plans must be submitted to the ACC committee for approval.
  - D. Driveway may not be in an approved location based on city requirements
  - E. Discussion of retaining wall placement and privacy fence.
- IV. Plan to move forward
  - A. Surveyor will mark where property lines are for discussion of driveway placement, retaining wall placement, and fence placement and concerned parties will meet to discuss.
  - B. ACC will decline existing plans submitted so new plans can be uploaded.
- V. Meeting adjourned 8:14 p.m.

  
\_\_\_\_\_  
Amy Nutz, President

  
\_\_\_\_\_  
Kim Zech, Secretary

Windy Hill Farms Homeowners Association  
Annual Meeting  
Windy Hill Farms Clubhouse  
April 28, 2011

Attendees:

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


PMG: Jake Christianson

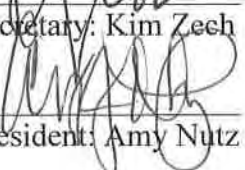
Committees: ACC: Carl Telhorst, Terry Riley

Landscape: Jeanna Firmin

Pool & Rec: Joe Richardson

- I. Mark called the meeting to order at 7:22 p.m.
- II. Joe motioned to approve the minutes from last year without change, 2<sup>nd</sup> by Alex, carried all.
- III. The required quorum was reached to have an annual meeting.
- IV. The board members introduced themselves.
- V. Revenue Ruling 70-604 Election was read by Jake Christianson
- VI. Mark presented the main portion of the annual presentation.
  - A. Joe presented the Pool & Recreation portion
  - B. Jeanna presented the Landscape portion
  - C. Mark presented the Social portion for Jamie
  - D. Mark presented the Treasury portion
- VII. There were two nominees for open board positions. Alex and Mark were re-elected.
- VIII. Amy Nutz and Mark Dalglish were given the Volunteer of the Year Awards.
- IX. Discussion of ACC standards. Carl outlined the use of Smart Web.
- X. Meeting adjourned at 8:24 p.m.

  
Secretary: Kim Zech

  
President: Amy Nutz

Windy Hill Farms Homeowners Association  
Board of Directors Meeting  
Windy Hill Farms Clubhouse  
Minutes  
May 11, 2011

Attendees:

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

PMG: Corrin Dandridge

Committees: ACC: Carl Telthorst  
Shannon Smith  
Terry Riley  
Landscape: Jeanna Firmin  
Pool & Recreation: Joe Richardson  
Social: Jamie Heise  
Welcoming: NA

i. Homeowner addressed the board concerning violation letter received.

I. Call to order

A. Amy called the meeting to order at 6:52 PM

II. Approval of Prior Meeting Minutes

A. The March minutes were approved, with corrections

B. The 04/14/11 Kali Court minutes were approved

C. The annual meeting minutes were approved

III. Committees

A. Social Committee

1. Pool party will be held on June 4<sup>th</sup>

2. Neighborhood garage sale planned for June 11<sup>th</sup>

3. Request was made to replace the speakers used for dive in movies

B. Landscape Committee

1. Work continues on removing the beaver family

2. Adjustments will be made to the timer for sprinkler on Ashley

3. Landscaping crew will continue to clean up drainage ditch

C. Pool & Recreation Committee

1. Pump house replacement is almost completed. Last progress billing of \$3000 remains.

2. Board will not allow basketball goal to be placed at clubhouse parking lot. Joe will notify homeowner who volunteered to install.

3. Suggestion to have a reservation system for the soccer fields was declined, not needed at this time.

D. ACC Committee

1. Resale certificate for 307 Kali Court has been approved.

2. Neighbors are still concerned about drainage issues at 307 Kali Court. David Young with the City of Murphy will re-inspect. Homebuilder warrants the drainage for two years.

3. Final survey of 307 Kali Court will be sent to counsel to forward to property owners of adjacent property per their counsel's request.

E. Welcoming Committee

1. NA

IV. Management Report

A. Financial Summary as of April 30, 2011

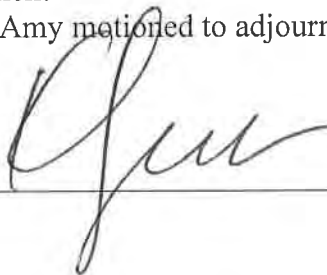
1. Total Assets:	\$351,596.47
2. Net Income	\$( 14,704.81)
3. Net Income year to date	\$123,360.32
4. Accounts Receivable:	\$ 14,704.81

V. Unfinished Business

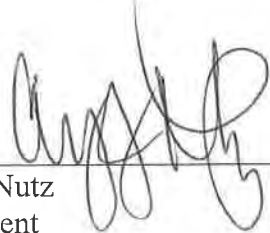
1. Report on pool availability for city swim class
2. Property condition report review and discussion
3. Remove or repair sign at clubhouse

VI. Adjournment

- A. Amy motioned to adjourn the meeting at 9:22 P.M., 2<sup>nd</sup> by Kim, carried all.



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Kim Zech  
Secretary



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Amy Nutz  
President

Windy Hill Farms Homeowners Association  
Board of Directors Meeting  
Windy Hill Farms Clubhouse  
Minutes  
June 23, 2011

Attendees:

Board of Directors: Amy Nutz, Joe Richardson, Kim Zech

PMG: Corrin Dandridge

Committees:	ACC:	No report
	Landscape:	No report
	Pool & Recreation:	Joe Richardson
	Social:	No report
	Welcoming:	No report

i. Meeting with neighborhood resident attorney who has volunteered to review the HOA documents.

I. Call to order

A. Amy called the meeting to order at 7:01 PM

II. Approval of Prior Meeting Minutes

A. Amy motioned to approve the May minutes, 2<sup>nd</sup> by Joe, carried all.

III. Committees

A. Social Committee

1. Pool party was held on June 4<sup>th</sup>
2. Neighborhood garage sale was held on June 11th, 30 houses participated
3. In the spirit of keeping our social events fun for all residents and not burdening residents, committee members or board members with coordinating and working these events, it was agreed that a catering company would be used in the future for the pool opening party and the fall festival in addition to the vendor that will be hired to provide games and entertainment at the fall festival. Corrin will provide quotes from The Hamburger man and the Chuck Wagon.

It was agreed that a professional company will be hired to install Christmas decorations. Quotes will be obtained from 3 Christmas light installation companies.

B. Landscape Committee

1. C & B will be responsible for setting the sprinkler timers. Keys for the sprinkler lock box will be turned over to new committee chair.
2. Amy motioned, Kim 2<sup>nd</sup> for C & B to plant Rainbow Lantana in the planter boxes at Heritage to replace dead foliage.
3. Landscaping crew will continue to clean up drainage ditch

C. Pool & Recreation Committee

1. Pump house is completed. Final payment was \$100 less than original quote. Corrin has gotten several calls complimenting the work. D & J Construction did a fine job.
2. Amy motioned, 2<sup>nd</sup> by Joe, carried all for \$500 to add mulch and edging border around the new pump house structure.

3. Need to have several pavers placed by the pool house gate.
4. Will discuss the finalized property condition report at length closer to the end of the year in budget discussions.
5. Corrin will get quotes for a monument sign to replace the sign in disrepair at the clubhouse.
6. Homeowner, Randy Nutz donated projector and screen for dive in movies. The HOA purchased a new set of speakers to be used with this equipment.
7. The broom closet in the storage room will be used to store the movie equipment. We will purchase a lock and hasp for the cabinet and install. In the meantime the movie equipment will be stored in the bath house storage room.

D. ACC Committee

1. Progress legal billing for 307 Kali Court is \$3,444.00.
2. Continue to be consistent in violation letters for fences and signs

E. Welcoming Committee

1. Amy has sent an email to James and Tina Meeker to ask if they would like to serve on the welcoming committee.

IV. Management Report

A. Financial Summary as of May 31, 2011

1. Total Assets:	\$325,411.61
2. Net Income	\$( 27,595.71)
3. Net Income year to date	\$ 95,764.61
4. Accounts Receivable:	\$ 14,256.28

V. Adjournment

- A. Amy motioned to adjourn the meeting at 8:02 P.M., 2<sup>nd</sup> by Kim, carried all.

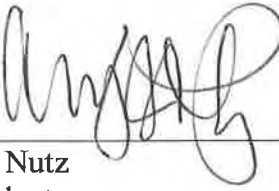
VI. Business conducted by email

1. Motion by Mark, approved by Amy and Alex to grant extension for fence violation at 729 Clay
2. Motion by Joe, approved by Kim, Amy and Alex to grant extension for fence violation at 201 Matthew Way



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Kim Zech  
Secretary



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Amy Nutz  
President

Windy Hill Farms Homeowners Association  
Board of Directors Meeting  
Windy Hill Farms Clubhouse  
Minutes  
November 16, 2011

Attendees:

Board of Directors: Amy Nutz, Mark Dalglish, Joe Richardson  
PMG: Corrin Dandridge  
Committees: ACC: Carl Telthorst  
Landscape: No report  
Pool & Recreation: Joe Richardson  
Social: No report  
Welcoming: No report

I. Call to order and Approval of previous meeting Minutes

A. Amy called the meeting to order at 7:03 P.M.

B. The minutes of the meetings of the Board of Directors on August 29, 2011 and September 26, 2011 were corrected and approved as corrected.

II. Committees

A. Architectural Control Committee

1. Carl reported that the ACC is continuing to get requests from homeowners on fence compliance issues. The Board agreed that approval would not be given for a fence that did not comply with HOA and City of Murphy requirements and the homeowner should be told that if he or she doesn't agree, then he or she can discuss it with the Board.

2. Corrin will continue to send violation letters for landscaping. Dead items should be removed.

B. Pool & Recreation Committee

1. Joe reported that the new pool filters are installed and working. The plumbing work for the pool filter replacements was completed by Sparkling Water's plumbing contractor. The original quote for plumbing previously approved by the board was not like for like work, so that approval was rescinded and the plumbing cost of \$5474.83 was approved.

C. Social Committee

The Fall Festival on October 30 was discussed and the Board agreed that it was a success with a large number of residents in attendance.

D. Welcoming Committee

1. No report.

E. Communication Committee

1. No report.

III. New Business

A. Christmas Decorations. The board discussed quotes for installation of Christmas lights and decorations at the entrances to the HOA. Following a detailed review of the quotes the Board decided to ask for changes and make its final decisions by email. .

IV. Management Report

A. Financial Summary as October 31, 2011

1. Total Assets:	\$255,375.24
2. Net Income (loss) in October	\$( 16,897.77)
3. Net Income (loss) year to date	\$ (139.33)
4. Accounts Receivable:	\$ 11,288

V. 2012 HOA Budget

The 2012 annual budget was discussed. Mark advised that it will include increases from 2011 of approximately thirty percent for water, ten percent for legal and professional fees and six percent for administration. The proposed budget with adjustments proposed by Mark, a summary of which is to be attached to the minutes of the meeting, was approved. The amount to be placed in the reserves will be decided in January.

VI. Annual Homeowner Assessment

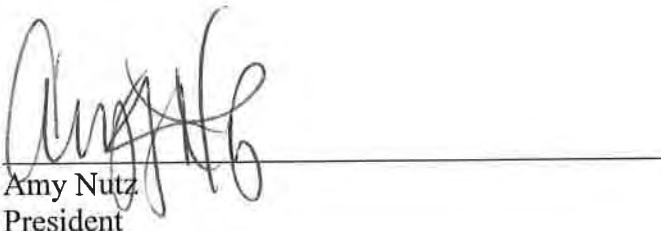
Following the review and discussion of the HOA financial statements and 2012 HOA budget, the Board set the 2012 annual assessment to each homeowner at \$492.14, the same as 2011.

VII. Adjournment

A. Joe motioned to adjourn the meeting at 8:20 P.M., 2<sup>nd</sup> by Mark, carried all.



Joe Richardson  
Secretary of the Meeting



Amy Nutz  
President