

Windy Hill Farms HOA Annual Meeting



April 23, 2009

WHF HOA Meeting Agenda



- ◆ Call to Order / Quorum
- ◆ Order of Business
 - 2008 Annual Meeting Minutes
 - Bylaws Changes
- ◆ Committee Updates
- ◆ Financial Report
- ◆ Volunteers
- ◆ Board Elections
- ◆ New Business / Open Forum

Order of Business

President: Eric Kristiansen



- ◆ 2008 HOA Annual Meeting Minutes Approval
- ◆ HOA Bylaws Changes Vote
- ◆ Board & Committee Introductions

Pool & Rec Committee

Chair: Joe Richardson



2008

- ◆ Clubhouse Improvements
 - New clubhouse tables
 - New popcorn machine
- ◆ Pool Improvements
 - New bathroom flooring
 - New water fountain
 - New lounges, tables & chairs
 - Refurbished gate
- ◆ Playground Improvements
 - New playground set & border
 - Repaired stone around trees

2009

- ◆ Capital Improvements
 - Bridge coating & footings
 - Brick walls
 - Misc. Pool equipment
- ◆ Updated Reservation Policy
- ◆ Improved Maid Service
- ◆ Revised Pool Hours
 - Closed Mondays
- ◆ Clean-Up & Repair Day
 - May 2, 10:00AM-2:00PM

Landscape Committee

Chair: Rhonda Durrill



2008

- ◆ Street Corner Flower Beds
 - Entrance of John Close, Ashley, and Michael
- ◆ 13 New Trees
- ◆ Beaver Relocation
- ◆ Tree and Lawn Maintenance
- ◆ Holiday Decorations

2009

- ◆ Heritage Median Landscape
- ◆ Trees at Soccer Field
- ◆ Urns around Pool
- ◆ Roses around Clubhouse
- ◆ Benches near Quarry
- ◆ Tree and Lawn Maintenance

HOA Pics

Heritage Median



Playground



Street Entrances



Social Committee

Chair: Jamie Heise



2008 Events

"Monthly Low-Budget Ideas"

- ◆ Pool Opening Party (May 12)
- ◆ Fall Festival (Oct 28)
- ◆ Adult Holiday Party (Dec 21)
- ◆ Monthly Adult Happy Hours
- ◆ Poker Nights
- ◆ Summer Dive-In Movies

2009 Plans

"Stick with what Works!"

- ◆ Pool Opening Party (May 16)
- ◆ Fall Festival (Oct 25)
- ◆ Adult Holiday Party (Dec 12)
- ◆ 3rd Friday Poker Nights
- ◆ Summer Dive-In Movies
 - 5/30, 6/27, 6/27, 7/25, 8/22
- ◆ Youth Guitar Hero Contest?

Financial Report – FY08

Treasurer: Mark Dalglish

◆ Slight Negative Cash Flow

- \$9.8K Net Loss

◆ Major Capital Improvements

- \$68K Investments in Common Area Assets (e.g., Playground Equipment, Landscaping)

◆ Reserves Maintained

- Added \$20K, Subtracted \$25K; Balance of \$59K (as of Dec 31, 2008)

◆ Delinquencies Stabilized

- \$17K in Receivables (\$14K @ 7 accounts)

Volunteers

- ◆ Board/Committee Recognition
- ◆ HOA "Volunteer of the Year" Award
- ◆ We Want You!
 - Residents needed for all Committees
 - Sign up today!



Upcoming Important Dates



◆ May 2 (10:00AM–4:00PM) – Annual Clean-Up Day

- Contact Joe Richardson, P&R Chair at jrichardson@windyhillfarmshoa.com

◆ May 16 (11:00AM-2:00PM) – Pool Opening Party

- Contact Joe Richardson, P&R Chair at jrichardson@windyhillfarmshoa.com

Board Elections



The HOA is managed by a Board of 5 Directors.
Two directors retire each year and must be replaced (one 2-year & one 3-year term).

- ◆ Nominations
- ◆ Election

New Business/Open Forum

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Questions



WHF HOA Web Homepage
www.windyhillfarmshoa.com

Sign up online for the HOA Email Directory!

Appendix



Balance Sheets

	12/31/2007 Actual	12/31/2008 Actual	03/31/2009 YTD
Assets			
Current Assets	\$ 213,187	\$ 208,104	\$ 271,817
Other Assets	\$ 5,276	\$ 44,690	\$ -
Total Assets	\$ 218,464	\$ 252,794	\$ 271,817
Liabilities			
Current Liabilities	\$ 101,450	\$ 103,021	\$ 92
Other Liabilities	\$ 2,234	\$ 3,484	\$ 4,413
Total Liabilities	\$ 103,683	\$ 106,505	\$ 4,505
Owners' Equity			
Developer Contribution	\$ -	\$ -	\$ -
Restricted Reserves	\$ 62,284	\$ 58,949	\$ 79,228
Retained Earnings	\$ 40,697	\$ 97,187	\$ 42,651
Total Owners' Equity	\$ 102,980	\$ 156,136	\$ 121,879
Net Income/Loss	\$ 11,800	\$ (9,846)	\$ 145,433
Total Liabilities & OE	\$ 218,464	\$ 252,794	\$ 271,817

Income Statements

	2007 Actual	2008 Actual	2009 Budget	thru 03/31/2009
Income				
Scheduled Income	\$ 186,325	\$ 200,301	\$ 199,807	\$ 200,301
Other Income	\$ 3,376	\$ 3,352	\$ 1,639	\$ 1,942
Miscellaneous Income	\$ 5,816	\$ 4,591	\$ 3,899	\$ 434
Total Income	\$ 195,517	\$ 208,245	\$ 205,345	\$ 202,677
Expenses				
Administrative	\$ 11,410	\$ 17,746	\$ 11,826	\$ 2,159
Professional Services	\$ 16,250	\$ 21,208	\$ 20,708	\$ 3,860
Taxes and insurance	\$ 6,222	\$ 11,882	\$ 8,390	\$ 1,475
Utilities	\$ 31,705	\$ 32,093	\$ 38,837	\$ 6,402
Contracts	\$ 57,094	\$ 54,437	\$ 55,943	\$ 10,840
Repairs and Maintenance	\$ 14,848	\$ 15,397	\$ 24,520	\$ 6,234
Other Expenses	\$ 23	\$ -	\$ -	\$ -
Capital Improvements	\$ 29,783	\$ 43,662	\$ 25,140	\$ 5,995
Reserve Contributions	\$ 16,422	\$ 21,665	\$ 19,981	\$ 20,279
Total Expenses	\$ 183,757	\$ 218,091	\$ 205,345	\$ 57,244
Net Income/Loss	\$ 11,800	\$ (9,846)	\$ -	\$ 145,433

2009 Budget Expenses

