

# Windy Hill Farms HOA Annual Meeting



April 24, 2008

# WHF HOA Meeting Agenda



- ◆ Call to Order
- ◆ Approval of 2007 Annual Meeting Minutes
- ◆ Year in Review
- ◆ Committee Updates
- ◆ Financial Report
- ◆ Volunteers
- ◆ Board Elections

# Year in Review

President: Eric Kristiansen



## ◆ The Good...

- HOA Documentation Revisions & Approval
- Numerous Improvements (See Committees)
- New Committees: Communications & Welcoming
- New Quarterly Newsletter: *The Wind*
- Community Involvement: CLC Participation

## ◆ The Bad...

- Reduced # of Events
- Vandalism

## ◆ And the Ugly...

- Lack of Volunteers

# Pool & Rec Committee

Chair: Joe Richardson



## 2007

- ◆ Major Pool Equipment & Repairs
  - New vacuum alerts, filter, filter cartridges, motors, timers, showers, deck jacking
- ◆ Clean-up & Repair Day Improvements
  - Clubhouse interior repainted, playground repaired, soccer fields lined, bridge sanding & painting begun

## 2008

- ◆ Pool Bathroom Refurb
- ◆ New Water Fountain
- ◆ Pool Trees Wall Repair
- ◆ Annual Clean-up Day
- ◆ New Playground Equipment

# Playground Equipment

**NEW**

- ◆ Toured multiple playgrounds
- ◆ Received 3 proposals
- ◆ Selected Kraftsmen
- ◆ Design:
  - Multi-tower platform
  - 6 slides
  - Multiple activities
- ◆ Schedule:
  - Tear down April 26
  - Install by May 19



# Landscape Committee

Chair: Rhonda Durrill



## 2007

- ◆ Drip Irrigation Systems
- ◆ Retention Pond  
Irrigation Meter Split
- ◆ Heritage Road Entries
- ◆ Animal Control

## 2008

- ◆ New Trees
- ◆ Tree Maintenance
- ◆ Heritage Road Median

# Social Committee

Chair: 2007 - None; 2008-Jamie Heise



## 2007 Events

- ◆ Annual Neighborhood Garage Sale (May 5)
- ◆ Pool Opening Party (May 12)
- ◆ Fall Festival (Oct 28)
- ◆ Adult Holiday Party (Dec 21)

## 2008 Plans

- ◆ Poker Night (Feb 22)
- ◆ Pool Opening Party (May 10)
- ◆ Annual Neighborhood Garage Sale (June 7)
- ◆ Fall Festival (Oct 26)
- ◆ Adult Holiday Party (Dec 6)
- ◆ Monthly Adult Happy Hours
- ◆ Summer Dive-In Movies @ the Pool

# Financial Report – FY07

Treasurer: Mark Dalglish

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- ◆ Maintained Positive Cash Flow
  - \$11,800 Net Income
- ◆ Targeted Capital Improvements
  - Over \$25K invested in common area assets
- ◆ Ongoing Reserves for asset depreciation
  - Added \$15K to reach \$62K (as of Dec 31)
- ◆ Reduced Serious Delinquencies
  - Only \$11K, attributed to 6 accounts



# Volunteers

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



# 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

# Upcoming Important Dates



- ◆ April 26 (9:00AM–4:00PM) – Annual Clean-Up Day
  - Contact Joe Richardson, P&R Chair at [jrichardson@windyhillfarmshoa.com](mailto:jrichardson@windyhillfarmshoa.com)
- ◆ May 10 (11:00AM-3:00PM) – Pool Opening Party
  - Contact Joe Richardson, P&R Chair at [jrichardson@windyhillfarmshoa.com](mailto:jrichardson@windyhillfarmshoa.com)
- ◆ June 7 – Annual Neighborhood Garage Sale
  - Contact Shannon Smith, Comm Chair at [ssmith@windyhillfarmshoa.com](mailto:ssmith@windyhillfarmshoa.com)

# Questions



WHF HOA Web Homepage  
[www.windyhillfarmshoa.com](http://www.windyhillfarmshoa.com)

Sign up online for the HOA Email Directory!

# Appendix



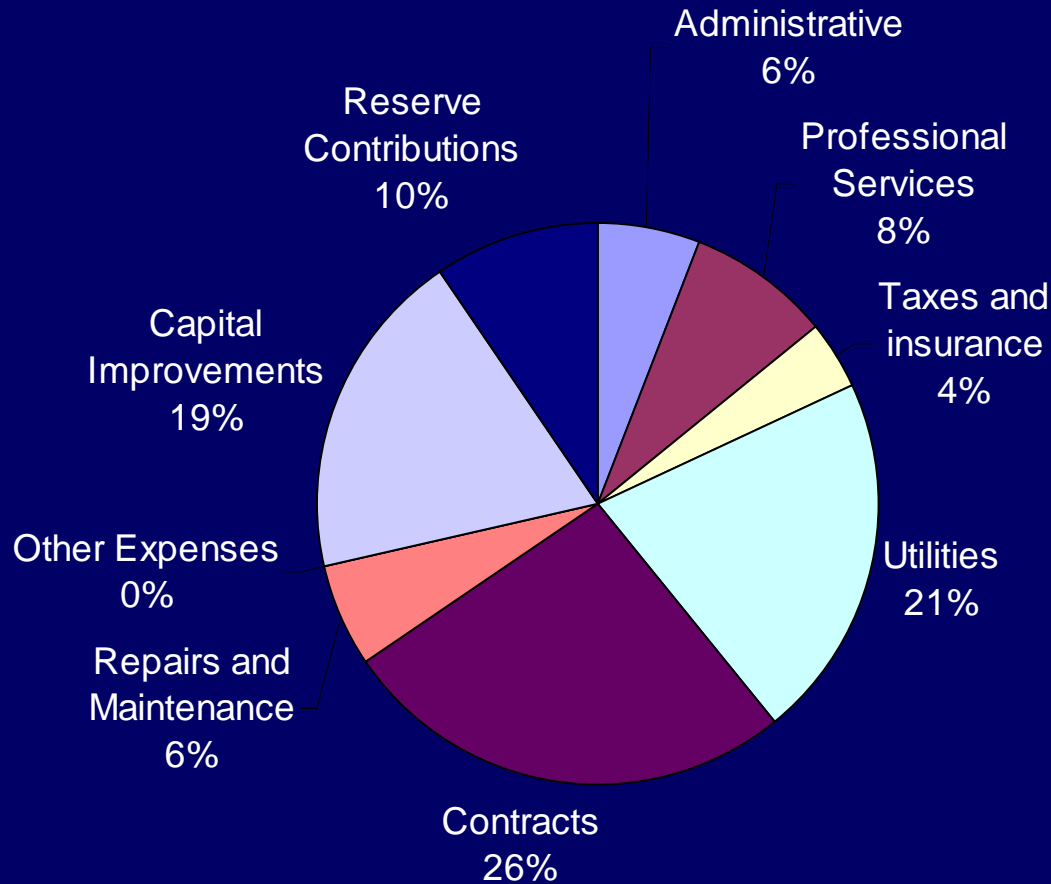
# Balance Sheets

	12/31/2006 Actual	12/31/2007 Actual	03/31/2008 YTD
<b>Assets</b>			
Current Assets	\$ 168,249	\$ 213,187	\$ 268,550
Other Assets	\$ 2,465	\$ 5,276	\$ 236
<b>Total Assets</b>	<b>\$ 170,714</b>	<b>\$ 218,464</b>	<b>\$ 268,787</b>
<b>Liabilities</b>			
Current Liabilities	\$ 81,976	\$ 101,450	\$ 674
Other Liabilities	\$ 2,590	\$ 2,234	\$ 3,372
<b>Total Liabilities</b>	<b>\$ 84,566</b>	<b>\$ 103,683</b>	<b>\$ 4,045</b>
<b>Owners' Equity</b>			
Developer Contribution	\$ 20,000	\$ -	\$ -
Restricted Reserves		\$ 62,284	\$ 82,284
Retained Earnings	\$ 10,257	\$ 40,697	\$ 52,497
<b>Total Owners' Equity</b>	<b>\$ 30,257</b>	<b>\$ 102,980</b>	<b>\$ 134,781</b>
<b>Net Income/Loss</b>	<b>\$ 55,892</b>	<b>\$ 11,800</b>	<b>\$ 154,244</b>
<b>Total Liabilities &amp; OE</b>	<b>\$ 170,714</b>	<b>\$ 218,464</b>	<b>\$ 293,070</b>

# Income Statements

	2006 Actual	2007 Actual	2008 Budget	thru 03/31/2008
<b>Income</b>				
Scheduled Income	\$ 177,318	\$ 186,325	\$ 199,807	\$ 200,301
Other Income	\$ 4,297	\$ 3,376	\$ 1,195	\$ 1,743
Miscellaneous Income	\$ 23,580	\$ 5,816	\$ 8,573	\$ 732
<b>Total Income</b>	<b>\$ 205,195</b>	<b>\$ 195,517</b>	<b>\$ 209,575</b>	<b>\$ 202,775</b>
<b>Expenses</b>				
Administrative	\$ 13,040	\$ 11,409.77	\$ 12,306	\$ 5,342
Professional Services	\$ 16,333	\$ 16,249.54	\$ 17,376	\$ 5,735
Taxes and insurance	\$ 6,903	\$ 6,221.89	\$ 8,123	\$ 4,660
Utilities	\$ 36,352	\$ 31,705.28	\$ 44,124	\$ 7,691
Contracts	\$ 59,958	\$ 57,093.95	\$ 55,675	\$ 10,981
Repairs and Maintenance	\$ 5,763	\$ 14,847.92	\$ 11,890	\$ 2,548
Other Expenses	\$ 60	\$ 23.17	\$ -	\$ -
Capital Improvements	\$ 10,734	\$ 29,782.98	\$ 40,100	\$ 15,857
Reserve Contributions	\$ -	\$ 16,422.21	\$ 19,981	\$ 20,000
<b>Total Expenses</b>	<b>\$ 149,303</b>	<b>\$ 183,756.71</b>	<b>\$ 209,575</b>	<b>\$ 72,815</b>
<b>Net Income/Loss</b>	<b>\$ 55,892</b>	<b>\$ 11,800.22</b>	<b>\$ -</b>	<b>\$ 129,961</b>

# 2008 Budget Expenses



**\$209,575**  
**Est. Expenses**