

Windy Hill Farms HOA Annual Meeting



April 30, 2007

WHF HOA Meeting Agenda



- ◆ Call to Order
- ◆ Approval of 2006 Annual Meeting Minutes
- ◆ Year in Review
- ◆ Committee Updates
- ◆ Treasurer's Report
- ◆ HOA Documentation Revisions & Approval
- ◆ Committee News & Appointments
- ◆ Board Elections

Year in Review



◆ Major News

- Numerous Improvements & Activities
- Water Restrictions
- Security/Vandalism
- Lack of Volunteers
- New HOA Attorney (Riddle & Williams)
- New PMG HOA Property Manager (Corrin Lloyd)

◆ For more, go to WHF HOA Web Homepage

- www.windyhillfarmshoa.com

ACC Committee

Chair: Carl Telthorst

Co-Chairs: Shannon Smith (he), Jon Hallmark

◆ Covenant Enforcement & Fining

- Weekly Property Tours
- Ad hoc Homeowner Meetings

◆ 2006 Violations

- ~ 300 General "Friendly" Violation Letters
- ~ 300 Certified "Fine" Letters

◆ New Co-Chairperson: Jon Hallmark

Pool & Rec Committee

Chair: Joe Richardson



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

Landscape Committee

Chair: 2005-Kristine Dalglish; 2006-?



2006

- ◆ Highlands Entrance
- ◆ Thomas Dr. Corner
- ◆ Heritage Road Refurbish

2007

- ◆ Drip Irrigation Systems
- ◆ Retention Pond Irrigation Meter Split
- ◆ Landscape Area Enhancements
- ◆ Animal Control

Social Committee

Co-Chairs: 2006–Amanda Carlson, Shannon Smith (she);
2007 - ?



2006 Successes

- ◆ Opening Day Pool Party (May 20)
- ◆ Family Picnic (July 8)
- ◆ National Lights-Out Block Parties (Aug 1)
- ◆ Ice Cream Social (Sep 9)
- ◆ Fall Festival (Oct 29)
- ◆ New Years Party (Jan 6)
- ◆ Christmas Lighting Contest

2007 Plans

- ◆ Neighborhood Garage Sale (May 5)
- ◆ Opening Day Pool Party (May 12)
- ◆ Fall Festival (Oct 28)

Note: No other events planned at this time due to lack of volunteers

Treasurer's Report



- ◆ Maintained Positive Cash Flow
- ◆ Received Final Settlement Payment from Lumbermans
- ◆ Reduced Serious Delinquencies
 - Fine Schedule & Attorney Support
- ◆ Continued Capital Improvements
 - Over \$15K invested in common areas
- ◆ Increased Reserve Fund
 - \$60K Total (as of March 31)

HOA Doc Revisions & Approval



◆ HOA Governing Documents

- Articles of Incorporation
- Bylaws
- Covenants and Restrictions

Committee News

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



Board Elections



- ◆ HOA Board of Directors (5 members)
 - 2 members retire each year and must be replaced (one 2-year & one 3-year term)
- ◆ Nominations
- ◆ Election

Upcoming Important Dates



- ◆ May 5 – Neighborhood Garage Sale
 - Contact Shannon Smith, Social Co-Chair at ssmith@windyhillfarmshoa.com

- ◆ May 12 – Pool Opening Day & Party
 - Contact Joe Richardson, P&R Chair at jrichardson@windyhillfarmshoa.com

Questions

