

**Windy Hill Farms Homeowners Association**  
**Board Meeting**  
**Minutes**  
**August 11, 2005**

Attendees:

Board of Directors: Eric Kristiansen Russ Stabler, Mark Dalglish, James Kadlecek,  
Elwyn Grant  
PMI: Kathy Epperson  
Committees: ACC - Shannon Smith  
Landscape – None  
Pool & Recreation – Shannon Smith  
Social – None

- I. Call to Order
  - A. Eric called the meeting to order at 7:07 PM
  
- II. Approval of Prior Meeting Minutes
  - A. Russ motioned to approved minutes from Board Meeting on July 14, 2005; 2<sup>nd</sup> by Mark; Motion Carried 5-0
  
- III. Committees
  - A. Social Committee
    - The Teen Back to School part was cancelled due to not finding anyone to organize
  - B. Landscape Committee
    - Still Need to confirm that the school sprinklers were changed
    - Variance for The Highlands – City Council approved the design with the sidewalk, but without the side walk installed, only the money escrowed
    - Mark to report next meeting on the sprinkler system, how many meters, where located and timing
  - C. Pool & Recreation Committee
    - The letter to notify the homeowner,300 Elizabeth Trail, identified as responsible for the pool contamination, that they owed for the cleanup and would have a two week suspension of privileges was not sent out yet
  - D. ACC Committee
    - The letter telling the home owner at 228 Collin Court to remove the compost pit, raised garden and wood stairs did not go out
    - The letters notifying the homeowners that the grace period ended for roof replacements did not go out
  
- IV. Management Report
  - A. Financial Summary

- \$111,674.98 balance as of July 31, 2005
- \$9,350.99 net loss in July 31, 2005

B. Delinquency Report

- \$8439.09 in accounts receivable as of July 31, 2005

V. Old Business

- PMI to transfer \$16,000 from the Operations account to the Reserve Account

VI. New Business

- Eric motioned to drop the dues and wave the existing late fees for 316 Thomas Drive since they had a fire, seconded by Elwyn, motion carried 5-0
- The delinquency report does not match the the accounts receivable on the balance sheet. Kathy Epperson to investigate.
- The retaining wall, installed by the homeowner, at 256 Justin Road is causing a flooding problem at 255 Justin Road. PMI to send a letter requesting the homeowner to fix.the problem or remove the wall.
- There is a tree in a common area, behind 129 Sarah Way, about to fall into a home owners yard. The HOA will pay for the removal.
- A false alarm 911 call was made by a child at the club house.

VII. Items for next meeting

- Closing of the pool
- Deactivating of pool cards with reactivation required  
Past due accounts will not be activated
- Security system change
- Proposed guidelines for the Board to follow for approving requested changes that homeowners want to make to common areas

VIII. Adjournment

- A. Eric Kristiansen motioned to adjourned the meeting at 9:05 PM, seconded by James, motion carried 3-0.