

**Windy Hill Farms Homeowners Association
Board Meeting
Minutes
September 8, 2005**

Attendees:

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

- I. Call to Order
 - A. Eric called the meeting to order at 7:08 PM

- II. Approval of Prior Meeting Minutes
 - A. Eric motioned to approved minutes from Board Meeting on August 11, 2005; 2nd by Mark; Motion Carried 3-0

- III. Committees
 - A. Social Committee
 - None
 - B. Landscape Committee
 - Mark gave report on sprinklers
10 water meters, 6 in Glens, 3 in Reserve and 1 in Highlands
2 meters on soccer field, 2 meters (1 for clubhouse & 1 for pool and lawn),
1 for Heritage Parkway
Minimum charge per meter is \$71 a month
The city also has a meter on Heritage and could water it
517 Michael Drive has 2 heads in the front lawn connected to the Heritage meter
All watering should be set to start at midnight, however the sprinklers on Heritage have been running during the day
 - Trees will be planted in October on the soccer field and Heritage entrance
 - We need an update on what will be done with the trees at 121 Sarah Way
 - C. Pool & Recreation Committee
 - Eric motioned to exchange the PC and refund the money spent on the camera system, 2nd by Elwyn, carried 4-0.
 - Eric to talk to the Mayor about the need for the Vac alerts.
 - 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 sent out. They have responded that they were not the people responsible. Eric motioned not to pursue this, 2nd by Elwyn, carried 4-0

- Pool cards will be deactivated after 10-15 closing of the pool..
- D. ACC Committee
- The letter telling the home owner at 128 Collin Court to remove the compost pit, raised garden and wood stairs was sent out
 - The letters notifying the homeowners that the grace period ended for roof replacements were sent out
- IV. Management Report
- A. Financial Summary
- \$97,088.18 balance as of July 31, 2005
 - \$15,439.92 net loss in July 31, 2005
- B. Delinquency Report
- \$8694.79 in accounts receivable as of July 31, 2005
- V. Old Business
- A. PMI transfered \$16,000 from the Operations account to the Reserve Account
- VI. New Business
- A. The 911 phones were changed from 2 lines to 1 line
- B. On the 911 phones, remove the non-published listing, extended area service
- C. Check what the lawyer charges to follow up and send a form letter after a lien is placed on a property
- D. 256 Justin Road said they would fix the flooding problem of their neighbor
- VII. Items for next meeting
- VIII. Adjournment
- A. Eric Kristiansen motioned to adjourned the meeting at 10:12 PM, seconded by Marc, motion carried 4-0.