

Windy Hill Farms Homeowners Association
Board of Directors Meeting
Windy Hill Farms Clubhouse
Minutes
January 12, 2006

Attendees:

Board of Directors: Eric Kristiansen, Mark Dalglish, James Kadlecck, Russ Staebler and
Elwyn Grant

PMI: Asia Brazil

Committees: ACC:
Landscape: represented by Mark Dalglish
Pool & Recreation: Joe Richardson
Social:

I. Call to Order

A. Eric called the meeting to order at 7:03 pm.

II. Approval of Prior Meeting Minutes

A. Eric motioned to approve November Minutes, 2nd by Russ, approved 4-0

III. Committees

A. Social Committee None

B. Landscape Committee

1. Sprinklers repaired at the retention pond off Thomas Drive
2. Planning on adding more bushes and trees at the retention pond
3. Added water bubblers for the trees at the Soccer field
4. Asia will try to get a map of the sprinklers and controllers

C. Pool & Recreation Committee

1. Planning a party to open the pool and hand out entry cards in mid May
2. Going to put up some signs at the Soccer Field
3. Need to schedule a date for volunteers to do repairs

D. ACC Committee

1. Updated violation list.
2. Letter was sent to 401 Selenta Drive about their French drain that has an outlet at the sidewalk, requesting it be corrected to drain to the street
3. Letter was sent denying the plastic mail box at 232 Zachary Walk, Eric motioned to not allow any plastic mail boxes, 2nd by Russ, carried 5-0

IV. Management Report

A. Financial Summary

1. Total Assets: \$123,653.64 as of Dec. 31
2. Total Owner's Equity: \$22,106.32 as of Dec. 31
3. Net Income: <\$8,613.62> for Dec.; \$8,150.24 through Dec. 31 YTD

B. Delinquency Report

1. Accounts Receivable: \$9,387.27 as of Dec. 31

C. Nov. Financial Summary

1. *Total Assets: \$61,749.95 as of Nov. 30*
2. *Net Income: \$16,763.86 through Nov. 30 YTD*

D. Nov. Delinquency Report

1. *Accounts Receivable: \$9,385.26 as of Nov. 30*

V. Old Business

A. PMI Updates on Previous Month

1. Fence Repair - A \$600 check was sent to cover the fence repair for the fallen tree
2. Burgess Roof - Agreed to give Linda Burgess until Aug. 31, 2005 to replace her roof

B. 2006 WHF HOA Budget Approval

1. Russ motioned to approve the 2006 budget, 2nd by Eric, carried 5-0

VI. New Business

A. FY2006 HOA Audit Decision

1. Mark motioned to skip the 2006 audit, 2nd by Russ, carried 5-0

B. New Chairpersons Appointment for Pool & Rec and Social Committees

1. Eric motioned to make Joe Richardson the Chairman of the Pool and Recreation Committee, 2nd by Russ, carried 5-0
2. Eric motioned to make Shannon, she, Co-Chairman of the Social Committed, 2nd by Russ, carried 5-0

VII Next meeting Agenda Items

A. Asia to bring a report on the status of each of the five large delinquencies at next meeting

B. Asia to set up a date for yearly meeting in April on a Tuesday at Murphy Middle School

VII Adjournment

A. Eric motioned to adjourn the meeting at 8:33, 2nd by Russ, carried 5-0