

**WINDY HILL FARMS HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
WINDY HILL FARMS CLUBHOUSE
MINUTES**

October 11, 2007

ATTENDEES

Board of Directors: Eric Kristiansen, Mark Dalglish and Amy Nutz

PMG: Corrin Adger

Committees:	ACC:	NA
	Landscape:	Rhonda Durrill
	Pool & Recreation:	NA
	Social:	NA
	Welcoming:	NA
	Communications:	NA

I. ANNUAL MEETING CONTINUED

- A. Eric called the meeting to order at 7:00 PM
- B. There were no homeowners present.
- C. Eric made a motion to adjourn this meeting and continue again next month at 7:07 p.m. The motion was seconded by Mark. The motion was approved 3-0.

II. CALL TO ORDER

- A. Eric called the meeting to order at 7:07 PM

III. Approval of Prior Meeting Minutes

- A. Mark made a motion to approve the September minutes. The motion was seconded by Eric. The motion was approved 3-0.

IV. COMMITTEES

A. Social Committee

1. Fall Festival was discussed. Amy motioned to amend the Fall Festival budget to \$2000. Mark seconded the motion. The motion was approved 3-0.

B. Landscape Committee

1. Rhonda presented the proposals from Stewart Landscaping for the Reserve entrances off Heritage. Eric made a motion to approve Stewart Landscaping's proposal in the amount of \$8,250 + tax. The motion was seconded by Amy and approved 3-0.
2. Eric made a motion to replace the grass in the entrance monument signs at 544/Heritage for \$300. The motion was seconded by Amy and approved 3-0.
3. Rhoda to work with Stewart on 5 year plan.

C. Pool & Recreation Committee

1. Joe Richardson was not present, but submitted the following update: The new light fixture for the women's bath is in the storeroom. The old one seems to be working now and if it continues we may delay putting the new one in until it's needed. But we'll go ahead if the board wants. The pool will close October 20. Outback will go on winter schedule and the maids will stop doing the outside. After closing we'll deal with the water cooler, get estimates for retiling the bath house, start replacing signs that have been defaced or broken, and work on getting a movement sensor spotlight up on the back patio cover. No word from C&B on estimates for the rock retaining wall work and sidewalk drain we discussed a while back. Amy will discuss shelves for clubhouse bathrooms with Joe.

D. ACC Committee

1. No one present at this meeting.

E. Welcoming Committee

1. No one present at this meeting. Mark to email Teri about welcome gift basket ideas to be presented to the board.

F. Communications Committee

1. No one present at this meeting.

V. MANAGEMENT REPORT

A. Financial Summary as of September 30, 2007

Total Assets:	\$154,963.37
Net Income this month	(\$19,064.51)
Net Income year to date	\$47,506.56
Accounts Receivable:	\$8,489.99

VI. Delinquency Report

- A. Major Delinquencies discussed
- B. 131 Meredith (Hickman) Paid in full.
- C. 430 Soren (Quintero) Attorneys are proceeding with collection. Petition was filed with the Court.
- D. 201 Justin (Henderson) wrote off part of what they owe due to bankruptcy, 2nd account is now overdue
- E. 316 Thomas (Williams) Lien was filed August 9, 2007. Attorney has been authorized to move forward with foreclosure.
- F. 620 Karen (Radford) Demand letter was sent July 25, 2007.
- G. 422 Soren (Chong) Roof to be completed by February 29, 2008.

VII. UNFINISHED BUSINESS

- A. TXU – Amy to continue to follow up with TXU on review of services.
- B. Review and document procedure for sending warning letters before fines start for ACC violations.
- C. 2006 Accounting Audit – Auditor was at PMG 9/21 and 9/22.

VIII. NEW BUSINESS

- A. Mark to coordinate special meetings with committees to discuss budgets and turn in prior to board budget meeting.

IX. COMMUNITY LEADERSHIP UPDATE

New City Manager discussed forum. The group agreed that the forum offers an opportunity to voice opinions/complaints. Good forum for community development. The committee discussed ways to improve city areas such as communities or individuals earmarking donations for specific improvements.

X. NEXT MEETING AGENDA ITEMS

All Board/Committee members to consider ideas for a 5-year plan for the community. Some ideas expressed so far are:

- Zachary Walk park play structure
- Basketball court at corner of Elizabeth/Seleta
- Seleta Park Gazebo
- Hike/Bike extension thru quarry

XI. PMG ACTION ITEMS

- 1. None outstanding at this time

XII. ADJOURNMENT

- A. Eric motioned to adjourn the meeting at 8:41. The motion was seconded by Mark and approved 3-0.

Acting Secretary Amy Nutz

President Eric Kristiansen