

Windy Hill Farms Homeowners Association
Board of Directors Meeting
Windy Hill Farms Clubhouse
Minutes
Oct. 9, 2008

Attendees:

Board of Directors: Mark Dalglish , Eric Kristiansen, Deborah Owens and Elwyn Grant

PMG: Corrin Adger

Committees:	ACC:	NA
	Landscape:	NA
	Pool & Recreation:	Joe Richardson
	Social:	NA

I. A Call to order

A. Eric called the meeting to order at 7:01 PM

II. Approval of Prior Meeting Minutes

A. Eric motioned to approve the September minutes with corrections, 2nd by Elwyn, carried 3-0.

III. Committees

A. Social Committee

1. NA

B. Landscape Committee

1. Army worms are a new problem. Will post information on the website

C. Pool & Recreation Committee

2. Pool to close 10-15

D. ACC Committee

1. NA

E. Welcoming Committee

1. NA

IV. Management Report

A. Financial Summary

1. Total Assets: \$ 185,628.31 as of Sept 30th
2. Net Income : (\$37,345.26) for Sept.
3. Net Income year to date \$ 24,853.88 as of Sept 30th
4. Accounts Receivable: \$ 19,166.38 as of Sept 30th
5. Transferred 25K from Reserves to pay part of the playground equipment expense.

B. Delinquency Report

1. Major Delinquencies

- a) Quintero 430 Soren Drive (Quintero) Notice of Lien sent for recording 10-9
- b) Henderson 201 Justin Road (Henderson) Has agreed to pay the 2008 dues and has started on a payment plan for the rest
- c) Williams 316 Thomas Drive, (Williams) The foreclosure was completed. Riddle and Williams will wait on an eviction letter. Authorizing to file law suit on previous owner.
- d) Hickman 131 Merideth defaulted on payment plan, starting the lien process at Riddle and Williams Demand letter sent, Title Report Requested on 9-16
- e) Fleming 421 Seleta Demand Letter sent, Notice of Lien sent for recording 10-9
- f) Dalton 317 Thomas Drive Notice of Lien sent for recording 10-12
- g) Ross 705 Ashley Place Demand Letter sent, Notice of Lien sent for recording 10-9
- h) Salas 701 Ashley Place Demand Letter sent, Title Report Requested on 9-16
- i) Barnett 609 John Close Sent Demand Letter, Notice of Lien sent for recording 10-9
- j) Smith 306 Christopher Circle

V. Unfinished Business

- A. Discussed proposed document changes written up by Riddle and Williams and the possibility of at least making the changes to the Bylaws to support our working documents.

VI. New Business

- A. Will check on the club house use rules, voted on at a previous meeting and then see if we need to change anything
- B. Eric motioned to only allow 6 months advance reserve of the club house without BOD approval, 2nd by Mark, carried 4-0.

VII. Community Leadership Update

- A. No meeting since our last meeting

VIII. Next Meeting Agenda Items

- A. NA

IX. PMG Action Items

- A. Provide Riddle and Williams charges for updating documents. (done)
- B. See why Fleming is not on the delinquency report.

X. Adjournment

- A. Eric motioned to adjourn at 8:26, 2nd by Deborah, carried 4-0

Secretary Elwyn Grant

President Eric Kristiansen