

Windy Hill Farms Homeowners Association  
Board of Directors Meeting  
Windy Hill Farms Clubhouse  
Minutes  
November 8, 2007

Attendees:

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

PMG: Corrin Adger

I. Committees:	ACC:	NA
	Landscape:	NA
	Pool & Recreation:	NA
	Social:	NA

A Annual Meeting Continued (Held before the Monthly HOA meeting)

1. Eric called the meeting to order at 7:00 PM
2. There were no homeowners present.
3. Eric adjourned the meeting, to be continued next month, at 7:05

I. Call to order

- A. Eric called the meeting to order at 7:06 PM

II. Approval of Prior Meeting Minutes

- A. Eric motioned to approve the corrected minutes for October, 2<sup>nd</sup> by Elwyn, carried 4-0, 1 abstained.

III. Committees

A. Social Committee

1. Fall festival had an excellent attendance
2. An adult holiday party will be held at the clubhouse either December 7<sup>th</sup> or 14<sup>th</sup> according to when the clubhouse is available

B. Landscape Committee

1. The landscaping on the corners on the West side of Heritage is half paid for.
2. Presented a plan for landscaping on the corners on the East side of Heritage. Eric motioned to approve \$12,850 for the landscaping, 2<sup>nd</sup> by Mark, carried 5-0
3. The city of Murphy approved keeping our sign on the West corner of the entry to Heritage.

C. Pool & Recreation Committee

1. NA

D. ACC Committee

1. NA

E. Welcoming Committee

1. Showed sample gift. Will add the web address to the card.

IV. Management Report

B. Financial Summary

1. Total Assets: \$135,821.66 as of Oct. 31<sup>th</sup>
2. Net Income (\$20,150.82) for Oct.
3. Net Income year to date \$28,379.30 as of Oct. 31<sup>th</sup>
4. Accounts Receivable: \$17,461.98 as of Oct. 31<sup>th</sup>

C. Delinquency Report

1. Major Delinquencies
  - a) 430 (Quintero) Attorneys are proceeding with collection. Petition was filed with the Court.
  - b) 201 Justin Road (Henderson) wrote off part of what they owe due to bankruptcy, 2<sup>nd</sup> account is now overdue
  - c) 316 Thomas Drive, (Williams) Lien was filed August 9, 2007. Attorney has been authorized to move forward with foreclosure
  - d) 620 Karen Pass, (Radford) a demand letter was sent on July 25<sup>th</sup>
  - e) 422 Soren (Chong) Roof to be completed by February 29, 2008

V. Unfinished Business

- A. Eric motioned to approve the fine notice policy after changing week 0 to day 1, 2<sup>nd</sup> by Amy, carried 5-0

VI. New Business

- A. Discussed the 2008 budget. Contract budgets stay the same for 2008. Mark will send copies of the committee budgets to the HOA members. Eric motioned to increase the dues by 7.5% for 2008, 2<sup>nd</sup> by Mark, carried 4-1. New dues will be \$492.14

VII. Community Leadership Update

- A. Glenridge is looking at replacing the fencing along Heritage with a brick wall
- B. Police policy is to photograph any Graffiti to match against any other Graffiti found.

VIII. Next Meeting Agenda Items

- A. What else to add to the dues letter that will be sent out.

IX. PMG Action Items

- A. Check with Rhonda to see if it is alright to pay the other half for the landscaping of the corners on the West side of Heritage.
- B. Notify police of the Graffiti on the East end of Ashley so they can take pictures

X. Adjournment

- A. Eric motioned to adjourn at 8:55, 2<sup>nd</sup> by Amy, carried 5-0

Secretary      Elwyn Grant

President      Eric Kristiansen