

Windy Hill Farms Homeowners Association
Board of Directors Meeting
Windy Hill Farms Clubhouse
Minutes
November 9, 2006

Attendees:

Board of Directors: Eric Kristiansen, Mark Dalglish, James Kadlecek, and Elwyn Grant

PMG: Asia Brazil

Committees: ACC: Shannon Smith

Landscape: NA

Pool & Recreation: NA

Social: NA

- A Homeowner 401 Selina Drive. Drain to road installed. Still need to submit an ACC request. There should be no fines.

- I. Call to order
 - A. Eric called the meeting to order at 7:51 PM
- II. Approval of Prior Meeting Minutes
 - A. Eric motioned to approve the corrected minutes for October, 2nd by Elwyn, carried 4-0.
- III. Committees
 - A. Social Committee
 - 1. Fall Fest went well
 - 2. One of the new signs was lost in the wind
 - B. Landscape Committee
 - 1. NA
 - C. Pool & Recreation Committee
 - 1. NA
 - D. ACC Committee
 - 1. NA
- IV. Management Report
 - A. Financial Summary

1. Total Assets:	\$115,365,83 as of Oct. 31 th
2. Net Income	(13,115.58) for Oct.
3. Net Income year to date	\$78,204.41 as of Oct. 31 th
 - B. Accounts Receivable:

	\$16,678.68 as of Oct. 31 th
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 - C. Delinquency Report
 - 1. Five Major Delinquencies
 - a) 422 Soren (Collection transferred to Riddle & Williams on 9-19, Sent demand letter on 10-20)
 - b) 430 Soren (Mortgage company notified on 10-3, next step will be pre-suit letter in 60 days)
 - c) 120 Meredith Drive (Petition filed on 9/14, next step will be bankruptcy hearing, Pursue to full extent)
 - d) 131 Meredith Drive (Petition filed on 9/14, next step will be bankruptcy hearing) Eric motioned to purchase for \$100 if given the opportunity, 2nd by James, carried 3-0
 - e) 201 Justin Road (Lawyer to continue with all steps necessary to collect our balance through the bankruptcy)
- V. Unfinished Business
 - A. Riddle & Williams is drawing up a payment application policy

VI. New Business

- A. Committees submitted their preliminary budgets to Mark
- B. Need to increase the dues to make next years budget. A special meeting is scheduled to review the budget and vote on an increase amount on 11-14
- C. Proposals to reduce the budget were discussed. Maid service will be changed from weekly to every two weeks. Need to see if the city would take care of the watering on Heritage.
- D. The separate club house meter, Pole replacement on Zachary Walk and Thomas irrigation meter move are in the budget for next year.
- E. Clean up day scheduled to 11-16 to start painting the bridge by the pool.

VII. Community Leadership Council Update

- A. Presented plans for the NE corner of Murphy Road and 544, several restaurants and possible theater.

VIII. Next Meeting Agenda Items

- A. Approval of 2007 budget

IX. PMG Action Items

- A. Send a fine letter for September to 422 Soren (Done)
- B. Find out why 509 Michael has not been fined? (Homeowner questioned the original letter. Answered on 10-14.)
- C. Find out who own's the land at the west end of Ashley, on the south side, next to the end house and ask the lawyer how we would sell off this property.
- D. Check on the HOA's ability to set a special fee for Pedophiles, if one lived in the neighborhood

X. Adjournment

- A. Eric motioned to adjourn at 10:00, 2nd by Elwyn, carried 3-0