

Windy Hill Farms Homeowners Association
Board of Directors Meeting
Windy Hill Farms Clubhouse
Minutes
December 14, 2006

Attendees:

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

PMG: Asia Brazil

Committees: ACC: Shannon Smith & Carl Telhorst

Landscape: NA

Pool & Recreation: NA

Social: NA

- 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 the corrected minutes for November, 2nd by James, carried 4-0.
- III. Committees
 - A. Social Committee
 - 1. Christmas party scheduled for January 6th
 - B. Landscape Committee
 - 1. NA
 - C. Pool & Recreation Committee
 - 1. Bridge behind pool is half painted by volunteers. We need to schedule a time to complete.
 - D. ACC Committee
 - 1. NA
- IV. Management Report
 - A. Financial Summary
 - 1. Total Assets: \$103,487.21 as of Nov 30th
 - 2. Net Income (12,276.62) for Nov.
 - 3. Net Income year to date \$65,927.79 as of Nov. 30th
 - B. Accounts Receivable: \$17,166.09 as of Nov. 30th
 - C. Delinquency Report
 - 1. Five Major Delinquencies
 - a) 446 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)
 - f) 317 Thomas Drive, 235 Brandon Lane and 223 Zachary Walk will be discussed after the January dues due date
- V. Unfinished Business
 - A. Budget is \$191,193 for 2007. Eric motioned to approve, 2nd by James, carried 4-0
 - B. Payment application policy was emailed out to the board. Must be approved by homeowners at the annual meeting. We need a list of all changes needed. Current fine schedule needs to be added to the application policy.

VI. New Business

- A. Eric motioned to stop sending fine letters to 418 Shelby Trace until the house sells, 2nd by Elwyn, carried 4-0
- B. The fines for 416 Soren will be removed since they completed replacing the roof as agreed
- C. 446 Soren was sold. The new owner is responsible for replacing the roof. They will be notified as soon as PMG receives the official owner transfer paperwork
- D. Postage was discussed, \$5.03 for a violation letter certified and regular both ; and \$.49 for an ACC approval or rejection letter
- E. We need chairs for the Social and Landscape committees
- F. The board needs a list of weekly codes for the clubhouse

VII. Community Leadership Council Update

- A. Discussed the Pedophile issue with dateline. Brought up the water issue on Heritage, whether the city should be responsible, but did not have time to discuss in detail.

VIII. Next Meeting Agenda Items

- A. Timers for the pool

IX. PMG Action Items

- A. 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.
- B. Check on the HOA's ability to set a special fee for Pedophiles, if one lived in the neighborhood
- C. Send 401 Seleta an email requesting them to fill out an ACC request for changes made
- D. Notify new owner at 446 Soren that they are responsible for replacing the roof as soon as the official owner transfer paperwork is received from the county
- E. Recommend a firm to audit the records
- F. Send out weekly audit results to ACC

X. Adjournment

- A. Eric motioned to adjourn at 9:15, 2nd by Elwyn, carried 4-0