

Windy Hill Farms Homeowners Association  
Board of Directors Meeting  
Windy Hill Farms Clubhouse  
Minutes  
Dec. 17, 2008

Attendees:

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

PMG: Corrin Adger

Committees:	ACC:	NA
	Landscape:	Rhonda Durrill
	Pool & Recreation:	Joe Richardson
	Social:	Jamie Heist

- I. A Call to order
  - A. Eric called the meeting to order at 7:04 PM
  
- II. Approval of Prior Meeting Minutes
  - A. Mark motioned to approve the minutes for the Oct. meeting without changes and the Nov. meeting with corrections, 2<sup>nd</sup> by Elwyn, carried 4-0.
  
- III. Committees
  - A. Social Committee
    1. There were approximately 40 people at the Adult Christmas Party
    2. Jamie stated that happy hours do not work and more people want poker parties
  - B. Landscape Committee
    1. The beavers are back and traps are being set
    2. Repair of the brick walls on home owners property is the responsibility of the home owners, since it is on there property.
    3. Need to find out what warranty will be given on the bridge foundation work.
  - C. Pool& Recreation Committee
    1. NA
  - D. ACC Committee
    1. NA
  - E. Welcoming Committee
    1. NA

IV. Management Report

A. Financial Summary

- |                            |  |
|----------------------------|--|
| 1. Total Assets:           | \$ 134,778.48 as of Nov 30 <sup>th</sup> |
| 2. Net Income              | :((\$9,507.33) for Nov.                  |
| 3. Net Income year to date | \$ 2,410.47 as of Nov 30 <sup>th</sup>   |
| 4. Accounts Receivable:    | \$ 20,448.47 as of Nov 30 <sup>th</sup>  |

B. Delinquency Report

1. Major Delinquencies
  - a) There are 8 major delinquencies

V. Unfinished Business

- A. Elwyn motioned to approve the Assessment Collection Policy that Riddle and Williams had written, 2<sup>nd</sup> by Mark, carried 4-0

VI. New Business

- A. Eric motioned to approve the 2009 budget after moving \$3K from Landscaping to Repairs to cover the bridge foundation work, 2<sup>nd</sup> by Elwyn, carried 4-0
- B. Mark will update the Club House Rules with suggestion made at the meeting

VII. Community Leadership Update

- A. One possible route for the power lines is along the train track

VIII. Next Meeting Agenda Items

- A. Review Club House Guidelines
- B. Review bridge foundation proposal

IX. PMG Action Items

- A. Check to see how many reoccurring events are on the calander.

X. Adjournment

- A. Eric motioned to adjourn at 9:04, 2<sup>nd</sup> by Deborah, carried 4-0

Secretary      Elwyn Grant

President      Eric Kristiansen