

Windy Hill Farms Homeowners Association  
Board of Directors Meeting  
Windy Hill Farms Clubhouse  
Minutes  
February 21, 2008

Attendees:

Board of Directors: Eric Kristiansen, Mark Dalglish, Amy Nutz and Elwyn Grant

PMG: Corrin Adger

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

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 motioned to adjourned the meeting, to be continued next month, at 7:05, 2<sup>nd</sup> by Elwyn, carried 3-0

I. Call to order

- A. Eric called the meeting to order at 7:07 PM

II. Approval of Prior Meeting Minutes

- A. Eric motioned to approve the corrected minutes for November 8<sup>th</sup> by Amy 2nd, carried 4-0.

III. Committees

A. Social Committee

1. Twenty people signed up for the poker party
2. Reviewed a preliminary schedule of events for 2008 and suggested some date changes
3. Eric motioned to purchase a popcorn machine, 2<sup>nd</sup> by Mark, carried 4-0

B. Landscape Committee

1. Planted trees at the play ground & pool area, retention pond, quarry and soccer field
2. Presented a proposal for a change to the landscaping on the median costing \$6050. This was put on hold for further investigation.
3. The beaver hunter is scheduled to come out this weekend
4. Paid the 2<sup>nd</sup> half of the bill for the landscaping on the East side on Heritage.

C. Pool & Recreation Committee

1. Eric motioned to spend \$1450 to put a non skid surface in the pool dressing rooms, 2<sup>nd</sup> by Mark, carried 4-0.
2. Signs on order

D. ACC Committee

1. NA

E. Welcoming Committee

1. NA

IV. Management Report

A. Financial Summary

- |                            |  |
|----------------------------|--|
| 1. Total Assets:           | \$300,371.15 as of Jan. 31 <sup>th</sup> |
| 2. Net Income              | \$181,823.42 for Jan.                    |
| 3. Net Income year to date | \$181,823.42 as of Jan. 31 <sup>th</sup> |
| 4. Accounts Receivable:    | \$45,421.62 as of Jan. 31 <sup>th</sup>  |

B. Delinquency Report

1. Major Delinquencies
  - a) 430 (Quintero) Attorneys are proceeding with collection. Petition was filed with the Court.
  - b) 201 Justin Road (Henderson) PMG will propose that if they become current in the next 30 days the fines will be dropped
  - c) 316 Thomas Drive, (Williams) The foreclosure was completed. Riddle and Williams needs to explain the next steps.
  - 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. Annual meeting is scheduled for April 24<sup>th</sup>
- B. Mark moved \$20,000 to the Reserve from the operating account bringing the reserve amount to \$82K

VI. New Business

- A. We discussed replacing the play ground equipment and looked at three sets of plans from different vendors
- B. Eric motioned to allow children and adult art clases in the club house, during the mornings, on weekdays, if the WHF residents get a 25% discount and we will allow swimming lessons on weekday mornings, 2<sup>nd</sup> by Elwyn, carried 4-0

VII. Community Leadership Update

A. NA

VIII. Next Meeting Agenda Items

A. Clubhouse policy related to weekly meetings

B. Playground equipment

C. Landscaping in the median

IX. PMG Action Items

A. Is PMG bonded or do we need bonding insurance? PMG says we need bonding insurance. done

X. Adjournment

A. Eric motioned to adjourn at 10:30, 2<sup>nd</sup> by Elwyn, carried 4-0

Secretary      Elwyn Grant

President      Eric Kristiansen