

Windy Hill Farms Homeowners Association  
Board of Directors Meeting  
Windy Hill Farms Clubhouse  
Minutes  
March 13, 2008

Attendees:

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

PMG: Corrin Adger

Committees:	ACC:	NA
	Landscape:	Rhonda
	Pool & Recreation:	Joe
	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 motioned to adjourned the meeting, to be continued next month, at 7:05, 2<sup>nd</sup> by Elwyn, carried 4-0

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 February Amy 2nd, carried 4-0.

### III. Committees

#### A. Social Committee

1. The dates for the schedule of events for 2008 have been updated and the clubhouse is available when needed

#### B. Landscape Committee

1. Captured one beaver, there is at least one more.
2. There is a problem on Thomas with the landscaping
3. Decision was made not fix how the timer works on the NW corner of Ashley and Heritage, but to make sure the doubler is set to run correctly.

#### C. Pool & Recreation Committee

1. Eric motioned to spend \$375 to fix the border by the trees by the pool, 2<sup>nd</sup> by James, carried 5-0
2. The new water cooler is installed.

#### D. ACC Committee

1. NA

#### E. Welcoming Committee

1. NA

### IV. Management Report

#### A. Financial Summary

- |                            |                                         |
|----------------------------|-----------------------------------------|
| 1. Total Assets:           | \$280,142.52 as of Feb 29 <sup>th</sup> |
| 2. Net Income              | (\$39,036.47) for Feb.                  |
| 3. Net Income year to date | \$142,786.95 as of Feb 29 <sup>th</sup> |
| 4. Accounts Receivable:    | \$31,418.55 as of Feb 29 <sup>th</sup>  |

#### B. Delinquency Report

##### 1. Major Delinquencies

- a) 430 Soren Drive (Quintero) Attorneys are proceeding with collection. Petition was filed with the Court.
- b) 201 Justin Road (Henderson) Has agreed to pay the 2008 dues and has set up a payment plan for the rest
- c) 316 Thomas Drive, (Williams) The foreclosure was completed. Riddle and Williams will send an eviction letter next.
- d) 620 Karen Pass, (Radford) a demand letter was sent on July 25<sup>th</sup> Mark to check to see if we collected.
- e) 422 Soren (Chong) Roof to be completed by February 29, 2008. Shannon to check to see if completed.

### V. Unfinished Business

#### A. Annual meeting is scheduled for April 24<sup>th</sup>

#### B. The estimate for the playground equipment is 57K, Amy to check to see what we could get for around \$45K

VI. New Business

- A. The taxes were \$1448. based on interest of \$4928.

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
- B. Find out which water meter the city is complaining about not being able to access.

X. Adjournment

- A. Eric motioned to adjourn at 9:15, 2<sup>nd</sup> by Mark, carried 5-0

Secretary      Elwyn Grant

President      Eric Kristiansen