

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

Attendees:

Board of Directors: Mark Dalglish, Russ Staebler, James Kadlecek and Elwyn Grant

PMI: Asia Brazil

Committees:	ACC:	Shannon
	Landscape:	Mark
	Pool & Recreation:	Amy Nutz
	Social:	Shannon (she)

- A. Owner at 132 Merideth came to discuss a request for a retaining wall. Shannon will email him the agreed upon solution.

- I. Call to Order
 - A. Mark called the meeting to order at 7:00 pm.
- II. Approval of Prior Meeting Minutes
 - A. Elwyn motioned to approve February Minutes, 2nd by Mark, approved 4-0
- III. Committees
 - A. Social Committee
 - 1. Produced a schedule of events
 - a) May 20th Pool Party
 - b) July 8th Family Picnic
 - c) Aug 1st Block Party
 - d) Sept 9th Ice Cream Social
 - e) Oct 29th Fall Festival
 - B. Landscape Committee
 - 1. Presented design for retention pond, cost is \$9,993.21
 - 2. James motioned to approve the design, 2nd by Russ, carried 4-0.
 - C. Pool & Recreation Committee
 - 1. April 29th is Clean Up day, 9AM to 2PM
 - 2. Need a new cleaning service
 - D. ACC Committee
 - 1. Shannon will draft up the wording, stating that there will be no ACC approval if an account is delinquent
 - 2. Elwyn motioned to remove the 3rd member of the ACC due to lack of participation, 2nd by Russ, carried 3-0, 1 abstained
- IV. Management Report
 - A. Financial Summary
 - 1. Total Assets: \$200,634.43 as of Feb 28th
 - 2. Net Income \$2,661.90 for Feb
 - 3. Net Income year to date \$163,325.84 as of Feb 28th
 - B. Delinquency Report
 - 1. Accounts Receivable: \$27,227.07 as of Feb 28th
- V. Unfinished Business
 - A. A letter was sent to 121 Sara Way regarding the tree replacement.
 - B. PMG to investigate why lumberman's is not getting charged late fees.
 - C. A letter was sent to 401 Seleta Drive asking them to fix their French drain..
 - D. There are five delinquencies at the lawyer for foreclosure
 - E. Yearly meeting is set for April 18, 2006 at the Murphy Middle School.
- VI. New Business
 - A. Discussed the format of the annual meeting
 - B. Eric and Elwyn terms are up and will be running for re-election
- VII. Next meeting Agenda Items

- A. Shannon to get a quote for high speed internet at the club house for security monitoring
- B. PMG to make a new attorney recommendation

VIII. Adjournment

- A. Russ motioned to adjourn the meeting at 9:56, 2nd by James, carried 4-0