

Windy Hill Farms Homeowners Association  
Board of Directors Meeting  
Windy Hill Farms Clubhouse  
Minutes  
March 26, 2007

Attendees:

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

PMG: Corrin Lloyd and Jim Hicks

Committees:	ACC:	Shannon Smith
	Landscape:	Kristina Dalglish
	Pool & Recreation:	Joe Richardson
	Social:	NA

- I. Call to order
  - A. Eric called the meeting to order at 7:25 PM
- II. Approval of Prior Meeting Minutes
  - A. Eric motioned to approve the corrected minutes for February, 2nd by Russ, carried 5-0.
- III. Committees
  - A. Social Committee
    1. Need a committee chairperson
  - B. Landscape Committee
    1. Need a drip system for the trees on Dublin and Thomas. Eric motioned to approve spending \$1000., 2<sup>nd</sup> by Mark, carried 5-0.
    2. We have beavers again. Eric motioned to have them trapped and moved, 2<sup>nd</sup> by Elwyn, carried 5-0.
  - C. Pool & Recreation Committee
    1. Fix up day April 28th, 9AM to 4PM
    2. Garage Sale day May 5<sup>th</sup>
    3. Planned pool opening on May 12<sup>th</sup>
    4. Uncover pool April 1<sup>st</sup>
    5. Will get quote on Mastic repair
    6. Mark motioned to not allow oil per the pool rules, 2<sup>nd</sup> by Elwyn, carried 5-0

D. ACC Committee

1. NA

IV. Management Report

A. Financial Summary

- |                            |  |
|----------------------------|--|
| 1. Total Assets:           | \$257,301.17 as of Feb 28 <sup>th</sup>  |
| 2. Net Income              | (\$6,526.20) for Feb.                    |
| 3. Net Income year to date | \$166,804.27 as of Feb. 28 <sup>th</sup> |
| 4. Accounts Receivable:    | \$31,660.47 as of Feb. 28 <sup>th</sup>  |

B. Delinquency Report

1. Five Major Delinquencies

- a) 446 Soren foreclosed, Received \$880. Closed
- b) 235 Brandon Received \$459. Closed
- c) 223 Zachary Walk Received \$1,044. Closed
- d) 227 Zachary Walk Received 744. Closed
- e) 430 Soren is on a payment plan
- f) 120 Meredith Drive Received a partial payment of \$500
- g) 131 Meredith Drive is in foreclosure
- h) 201 Justin Road Wrote off part of what they owe due to bankruptcy
- i) 317 Thomas Drive is at the attorney?
- j) 422 Soren hold till collection policy approved, also check on roof violations
- k) 340 Ashley Place at lawyer
- l) 620 Karen Pass is at the credit bureau from PMG

V. Unfinished Business

A. NA

VI. New Business

- A. New PMG representative is Corrin Lloyd
- B. Taxes due \$631.
- C. Reviewed the document changes to be voted on in the annual meeting
- D. Annual meeting will be April 30<sup>th</sup> , 26<sup>th</sup> or 25<sup>th</sup>

VII. Community Leadership Update

A. NA

VIII. Next Meeting Agenda Items

- A. Final document changes
- B. TXU rate plans

IX. PMG Action Items

- A. Include Online payment option for dues on notice to homeowners next year, 1<sup>st</sup> check to see if there is a fee to the HOA
- B. Notify 227 Zachary they owe dues for 2007
- C. Resolve issues with Jasper and notify what he owes
- D. Send a letter to homeowner on Michael asking to remove the flag pole.  
Closed, letter sent
- E. Send letter to 219 Elizabeth for the wall violation
- F. Start the fine process for the Roofs in violation with the new owners

X. Adjournment

- A. Eric motioned to adjourn at 10:56, 2<sup>nd</sup> by Elwyn, carried 3-0

Secretary      Elwyn Grant

President      Eric Kristiansen