

Windy Hill Farms Homeowners Association
Board of Directors Meeting
Windy Hill Farms Clubhouse
Minutes
April 11, 2008

Attendees:

Board of Directors: Mark Dalglish, Amy Nutz 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 7:04 PM
2. There were no homeowners present.
3. The votes were ???? in favor of the changes.
4. Mark motioned to amend the documents with the changes that required a majority vote, pending approval by the attorney
5. Mark adjourned and closed the meeting at 7:10
- 6.

I. Call to order

- A. Mark called the meeting to order at 7:10 PM

II. Approval of Prior Meeting Minutes

- A. Amy motioned to approve the corrected minutes for March, Mark 2nd, carried 3-0.

III. Committees

- A. Social Committee
 - 1. NA
- B. Landscape Committee
 - 1. Beaver trapping on hold because the trapper is busy
 - 2. Some common areas are not being mowed due to too much rain
- C. Pool & Recreation Committee
 - 1. Pool is uncovered and being cleaned
 - 2. The stone work has been repaired around the trees by the club house
 - 3. Will hand out flyers for Clean Up day and Pool opening party
 - 4. Will have hot dogs and a band for the pool party. There is \$750 in the budget for the pool party
- D. ACC Committee
 - 1. NA
- E. Welcoming Committee
 - 1. NA

IV. Management Report

- A. Financial Summary
 - 1. Total Assets: \$268,786.63 as of Mar 31st
 - 2. Net Income (\$12,826.25) for Mar.
 - 3. Net Income year to date \$129,960.70 as of Mar 31st
 - 4. Accounts Receivable: \$23,397.18 as of Mar 31st
- 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 25th Mark to check to see if we collected.
 - e) 422 Soren (Chong) Roof to be completed by February 29, 2008. Work check by the ACC (done).

V. Unfinished Business

- A. The \$45K for the playground equipment was approved at a special meeting held on March 24 with three board members present. There are separate notes for that meeting. The playground equipment will be paid with \$25K out of reserves and \$20K out of the operating account
- B. Mark motioned to spend \$200 to have someone take down the playground equipment, 2nd by Elwyn, carried 3-0
- C. The HOA Insurance Policy Renewal was approved via email

VI. New Business

- A. Amy motioned to approve Shannon (she) for Communications Chair Person, 2nd by Elwyn, carried 3-0
- B. Amy motioned to have Joe and Rhonda both receive Volunteer of the Year awards at the Annual meeting, 2nd by Mark, carried 3-0

VII. Community Leadership Update

- A. NA

VIII. Next Meeting Agenda Items

- A. Clubhouse policy related to weekly meetings
- B. Landscaping in the median
- C. Elect board officers

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
- C. Prepare a list of delinquent accounts to be used on Pool Opening Party and a separate list of what they owe

X. Adjournment

- A. Mark motioned to adjourn at 8:54, 2nd by Amy, carried 3-0

Secretary Elwyn Grant

President Eric Kristiansen