

Windy Hill Farms Homeowners Association
Board of Directors Meeting
Windy Hill Farms Clubhouse
Minutes
June 14, 2007

Attendees:

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

PMG: Corrin Adger

Committees:	ACC:	Shannon Smith
	Landscape:	Rhonda Durrill
	Pool & Recreation:	Joe Richardson
	Social:	NA

- A Homeowner from 211 Elizabeth Trail, to talk about the retaining wall. Will install the stone as requested. HOA stated that if completed by August 14th all fines will be waved.

- B Annual Meeting Continued (Held before the Monthly HOA meeting)
 - 1. Eric called the meeting to order at 6:54 PM
 - 2. There were no homeowners present
 - 3. 36 new votes were collect at the Pool Party
 - 4. There were 38 homeowners and 28 proxies at the original annual meeting
 - 5. The total number of homes is 408
 - 6. Eric adjourned the meeting at 7:03

- I. Call to order
 - A. Eric called the meeting to order at 7:03 PM

- II. Approval of Prior Meeting Minutes
 - A. Eric motioned to approve the corrected minutes for May10th, 2nd by James, carried 4-0, 1 abstained.

III. Committees

- A. Social Committee
 - 1. NA
- B. Landscape Committee
 - 1. 231 Zachary, the Quarry, sprinkler was fixed and cost approx. \$174.
 - 2. Will get a quote for doing landscaping on the corners along Heritage.
 - 3. Elwyn reviewed last years minutes and no timer problems were discussed
- C. Pool& Recreation Committee
 - 1. Water cooler still leaks.
 - 2. Investigating how to separate the sprinklers and pool so we could save on the sewage bill. Would connect the pool to the club house.
 - 3. The UPS and the hard drive on the computer needs to be replaced.
 - 4. Need No Trespassing and Video Surveillance signs outside by the shower.
- D. ACC Committee
 - 1. NA

IV. Management Report

- A. Financial Summary
 - 1. Total Assets: \$207,805.42 as of May. 31st
 - 2. Net Income (\$24,571.83) for May.
 - 3. Net Income year to date \$103,114.45 as of May. 31st
 - 4. Accounts Receivable: \$17,333.89 as of Apr. 31st
- B. Delinquency Report
 - 1. Five Major Delinquencies
 - a) 430 Soren is not making payments per their plan. We will go forward with the lawyer.
 - b) 120 Meredith Drive Received paid in full
 - c) 131 Meredith Drive is in foreclosure, we will pursue to the limit
 - d) 201 Justin Road Wrote off part of what they owe due to bankruptcy
 - e) 317 Thomas Drive is at the attorney?
 - f) 422 Soren hold till collection policy approved, also check on roof violations
 - g) 340 Ashley Place at lawyer
 - h) 620 Karen Pass is at the credit bureau from PMG

V. Unfinished Business

- A. The watering fines were lowered to \$1610 and are due by 8-12. The landscaper is willing to pay half. Eric will call PMG to discuss them paying half or all of the fine, since neither the landscaper or the HOA were ever notified about the fines
- C. The HOA would need something signed by all of the homeowners facing the golf course before we would back having a net on the golf course.

VI. New Business

- A. Mark motioned to transfer our operating account to 1st Association Bank and to transfer \$60,000 from the CD account to the operating account, 2nd by Elwyn, carried 5-0
- B. We need to get the HOA property appraised before the insurance is due.
- C. For potentially dangerous pets the city is responsible, not the HOA.
- D. Eric to write up how the friendly letters and fine process works now.

VII. Community Leadership Update

- A. Talked about water restrictions

VIII. Next Meeting Agenda Items

- A. TXU to review our services

IX. PMG Action Items

- A. Start the fine process for the roofs in violation with the new owners (Done)
- B. Send a monthly list of fines sent, to the HOA board (Done)
- C. Provide a count of the homeowners that attended the annual meeting (Done)
- D. Check to see if we have a lien on 131 Meredith
- E. Check on the cost of raising the pool value for insurance
- F. Cancel sending post card meeting notices.

X. Adjournment

- A. Eric motioned to adjourn at 9:27, 2nd by Elwyn, carried 5-0

Secretary Elwyn Grant

President Eric Kristiansen