

Windy Hill Farms Homeowners Association  
Board of Directors Meeting  
Windy Hill Farms Clubhouse  
Minutes  
July 10, 2008

Attendees:

Board of Directors: Mark Dalglish, Amy Nutz, Deborah Owens and Elwyn Grant

PMG: Corrin Adger

Committees:	ACC:	NA
	Landscape:	NA
	Pool & Recreation:	Joe Richardson
	Social:	NA

- I. A Call to order
  - A. Mark called the meeting to order at 7:18 PM
  
- II. Approval of Prior Meeting Minutes
  - A. Mark motioned to approve the June minutes with corrections, 2<sup>nd</sup> by Deborah, carried 4-0. The April minutes are still on hold for the addition of the document change vote count.
  
- III. Committees
  - A. Social Committee
    1. July Adult Happy Hour at Amando's had only 3 attended
    2. The outdoor movie was cancelled due to rain. July 26<sup>th</sup> is the next movie
    3. National night out is in August
  - B. Landscape Committee
    1. NA
  - C. Pool& Recreation Committee
    4. Having problems keeping the pool clean. May have to close on Mondays to recover from the weekend.
  - D. ACC Committee
    1. NA
  - E. Welcoming Committee
    1. Seven welcome kits have been handed out. We need to start putting the pool rules and pool card form in the Welcome kit.

#### IV. Management Report

##### A. Financial Summary

- |                            |   |
|----------------------------|---|
| 1. Total Assets:           | \$235,205.51 as of Jun 30 <sup>th</sup> |
| 2. Net Income              | : (\$13,981.78) for Jun.                |
| 3. Net Income year to date | \$95,574.59 as of Jun 30 <sup>th</sup>  |
| 4. Accounts Receivable:    | \$18,690.45 as of Jun 30 <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. Moved to Riddle and Williams.
- b) 201 Justin Road (Henderson) Has agreed to pay the 2008 dues and has started on a payment plan for the rest
- c) 316 Thomas Drive, (Williams) The foreclosure was completed. Riddle and Williams will wait on an eviction letter next.
- d) 131 Merideth defaulted on payment plan, starting the lien process at Riddle and Williams

#### V. Unfinished Business

- A. Amy motioned to have Riddle and Williams update the documents as voted on at the annual meeting, 2<sup>nd</sup> by Elwyn, carried 3-0

#### VI. New Business

- A. Amy to get a quote on replacing the curb around the playground.

#### VII. Community Leadership Update

- A. NA

#### VIII. Next Meeting Agenda Items

- A. NA

#### IX. PMG Action Items

- A. Is PMG bonded or do we need bonding insurance? PMG says they are insured and we do not need bonding insurance. done
- B. Find out what was sent to 300 Elizabeth about the boat last time. They have been fined and the boat is still there. done
- C. Get vote count for document changes done

X. Adjournment

A. Amy motioned to adjourn at 8:12, 2<sup>nd</sup> by Elwyn, carried 4-0

Secretary Elwyn Grant

President Eric Kristiansen