

Windy Hill Farms Homeowners Association  
Board of Directors Meeting  
Windy Hill Farms Clubhouse  
Minutes  
July 12, 2007

Attendees:

Board of Directors: Eric Kristiansen, Mark Dalglish and Elwyn Grant

PMG: Corrin Adger

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

- A Annual Meeting Continued (Held before the Monthly HOA meeting)
  - 1. Eric called the meeting to order at 7:00 PM
  - 2. There were no homeowners present.
  - 3. Eric motioned to adjourned the meeting, to be continued next month, at 7:05, 2<sup>nd</sup> by Elwyn, carried 3-0
  
- I. Call to order
  - A. Eric called the meeting to order at 7:06 PM
  
- II. Approval of Prior Meeting Minutes
  - A. Eric motioned to approve the corrected minutes for June 13th, 2<sup>nd</sup> by Mark, carried 3-0.
  
- III. Committees
  - A. Social Committee
    - 1. NA
  - B. Landscape Committee
    - 1. Chris wants the sprinklers turned off until the grass dries out
    - 2. Some areas are too wet to mow
    - 3. Getting quotes on grass for the planters at the entry off 544
    - 4. City of Murphy is going to spray for mosquitoes
  - C. Pool& Recreation Committee
    - 1. Rerouted the pool fill to the club house and separated off the sprinklers.
  - D. ACC Committee
    - 1. Problem with the wall on the lot across from the soccer fields, being over the property line. Can not approve there ACC request.

#### IV. Management Report

##### A. Financial Summary

- |                            |  |
|----------------------------|--|
| 1. Total Assets:           | \$200,840.71 as of Jun. 30 <sup>th</sup> |
| 2. Net Income              | (\$8,424.30) for Jun.                    |
| 3. Net Income year to date | \$94,690.15 as of Jun. 30 <sup>th</sup>  |
| 4. Accounts Receivable:    | \$13,903.94 as of Jun. 30 <sup>th</sup>  |

##### B. Delinquency Report

###### 1. Major Delinquencies

- a) 430 Soren is not making payments per their plan. We will go forward with the lawyer.
- b) 131 Meredith Drive is in foreclosure, we will pursue to the limit
- c) 201 Justin Road wrote off part of what they owe due to bankruptcy, 2<sup>nd</sup> account is now overdue
- d) 316 Thomas Drive is at the attorney?
- e) 422 Soren hold till collection policy approved, also check on roof violations
- f) 620 Karen Pass is at the credit bureau from PMG
- g) 445 Soren, foreclosed, written off
- h) 437 Soren paid \$523, PMG wrote off \$274

#### V. Unfinished Business

- A. NA

#### VI. New Business

- A. NA

#### VII. Community Leadership Update

- A. Watering day change effective June 19<sup>th</sup>
- B. Red light will go in at Brand and 544
- C. Stores planned for new development are Lowes, Sprouts Grocery, 24 hr. fitness, Chilies, Cotton Patch and Wachovia Bank
- D. Phone survey coming from UNT for the City of Murphy
- E. Reverse 911 coming soon for city emergencies, city events and good health calls. Homeowner can control what calls they want to receive.
- F. City Manager, Craig, last day July 5<sup>th</sup>. Interm City Manager Jim Berzina
- G. Plan to move the brick wall sticking out on Betsy, the city bought the property

#### VIII. Next Meeting Agenda Items

- A. TXU to review our services
- B. Meet with Terry Larson about Welcoming Committee

IX. PMG Action Items

- A. Check to see if we have a lien on 131 Meredith
- B. Check on the cost of raising the pool value for insurance
- C. Cancel sending post card meeting notices, done
- D. Make a list of the steps involved in Violation Letters
- E. Check how many fines were sent to 446 and 422 Soren

X. Adjournment

- A. Eric motioned to adjourn at 8:34, 2<sup>nd</sup> by Mark, carried 3-0

Secretary      Elwyn Grant

President      Eric Kristiansen