

Windy Hill Farms Homeowners Association  
Board of Directors Meeting  
Windy Hill Farms Clubhouse  
Minutes  
September 14, 2006

Attendees:

Board of Directors: Mark Dalglish, James Kadlecek and Elwyn Grant

PMG: Asia Brazil

Committees: ACC: Shannon Smith

Landscape: Mark Dalglish

Pool & Recreation: NA

Social: NA

A. Representatives from Riddle and William presented information about their services, including Web access. The Representatives were Randy, collection manager, Jason, lawyer, and Allison, customer interface.

- I. Call to order
  - A. Mark called the meeting to order at 7:04 pm
- II. Approval of Prior Meeting Minutes
  - A. Mark motioned to approve the corrected minutes for August, 2nd by James, carried 3-0
- III. Committees
  - A. Social Committee
    - 1. Some complaints were received about the Ice Cream event being short, because a reminder was emailed the day before. However the event notice was sent out with the previous event notice over a month ago.
    - 2. Committee needs more volunteers for the Halloween party or it will be cancelled.
  - B. Landscape Committee
    - 1. NA
  - C. Pool & Recreation Committee
    - 1. NA
  - D. ACC Committee
    - 1. NA
- IV. Management Report
  - A. Mark motioned to move \$50,000 from the Liquid CD to the Operating Account, 2<sup>nd</sup> by Elwyn, carried 3-0
  - B. Financial Summary
    - 1. Total Assets: \$137,106.71 as of Aug 31<sup>th</sup>
    - 2. Net Income (14,814.66) for Aug
    - 3. Net Income year to date \$100,020.29 as of Aug 31<sup>th</sup>
  - C. Accounts Receivable: \$15,986.18 as of Aug 31<sup>th</sup>
  - D. Delinquency Report
    - 1. Five Major Delinquencies
      - a) 446 Soren (Mark motioned to transfer this collection to Riddle & Williams and keep the others at Judds, 2<sup>nd</sup> by Elwyn, carried 3-0
      - b) 430 Soren (Did not make monthly payment per plan, PMG to tell the lawyer to file foreclosure)
      - c) 120 Meredith Drive (Lawyer to file foreclosure on 9/14)
      - d) 131 Meredith Drive (Filed foreclosure)
      - e) 201 Justin Road (Lawyer to continue with all steps necessary to collect our balance through the bankruptcy)
- V. Unfinished Business
  - A. The quote for the Thomas irrigation meter move is not done
- VI. New Business
  - A. Hold any decision on signs till the Social Committee is able to attend
  - B. Should move irrigation lines away from the clubhouse line to save money
  - C. Sent a note to the City web site to make a link to ours.
  - D. The rain freeze gauge pole on Zachary is still broken

- E. PMG to have Riddle & Williams draw up a payment application policy
- VII. Community Leadership Council Update
  - A. NA
- VIII. Next Meeting Agenda Items
  - A. Lot at the end of Ashley owned by HOA
  - B. Update on signs
  - C. Halloween event
  - D. Pool closing Oct 15<sup>th</sup>
  - E. Christmas party
  - F. Draft 2007 budgets by committee
  - G. Thomas irrigation meter move estimate
  - H. Clubhouse meter
- IX. Adjournment
  - A. Mark motioned to adjourn at 9:38, 2<sup>nd</sup> by Elwyn, carried 3-0