

Windy Hill Farms Homeowners Association
Board Meeting
Minutes
May 9, 2005

Attendees:

Board of Directors: Eric Kristiansen, Mark Dalglish, Elwyn Grant, James Kadlecek
PMI: Renee Redick
Committees: ACC - Shannon Smith
Landscape – None
Pool & Recreation – Amy Nutz
Social - Mary Pat Elledge

Homeowner:

Steve Dondershine, 128 Collin Court

- Discussed “improvements” made to common area behind property; No immediate decision made by Board – recommendation that Board members inspect property
- Board will evaluate common area policy at June meeting

I. Call to Order

- A. Mark Dalglish called meeting to order at 7:05 PM

II. Approval of Prior Meeting Minutes

- A. Eric motioned to approved minutes from Board Meeting on April 14, 2005; 2nd by Elwyn; Motion Carried 3-0

III. Committees

A. Social Committee

- Family Pool Party – Cancelled party on May 21 due to lack of volunteers; Recommended to send out notice via website directory; Adult party on July 16 will continue as scheduled, pending participation

B. Landscape Committee

- Variance for The Highlands – Committee to present plans and design to Murphy P&Z Board in May
- Canal Fencing – Installation to be completed in May

C. Pool & Recreation Committee

- Soccer Field Sign – Agreed to put up a “No Trespassing” sign
- Clubhouse Emergency Phone – Verizon to install on 5/10

D. ACC Committee

- Roof Letters – Reminder letter sent to homeowners (3 roof violations on Soren Drive and 1 on Ryan Court)

IV. Management Report

A. Financial Summary

- \$148,629.56 balance as of April 30, 2005

- \$11,959.37 net loss in April 2005
- B. Delinquency Report
 - \$9,304.29 in accounts receivable as of April 30, 2005

V. New Business

- A. Board Officer Appointments
 - Elwyn appointed Secretary
 - James assigned 3-year term and Mark assigned 2-year term
- B. Insurance
 - Renee presented new policy with premiums
- C. Quarry Drainage Status
 - No update
- D. Heritage Parkway Maintenance Status
 - Recommendation letter from Shannon and Mark forwarded to Eric;
Follow up with City required
- E. Security System Status
 - Purchased monitor and camera system with DVR; Will install during May
- F. Fine Policy
 - Sending Covenant Enforcement and Fining Policy to all homeowners on
May 10
- G. Late Payment (Credit Memo's)
 - Maintain existing policy for late payments of annual assessments

VI. Adjournment

- A. Eric Kristiansen closed the meeting at 9:25 PM.