

Windy Hill Farms Homeowners Association
Board of Directors Meeting
Windy Hill Farms Clubhouse
Minutes
Jan. 8, 2009

Attendees:

Board of Directors: Eric Kristiansen, Amy Nutz, Deborah Owens, and Elwyn Grant

PMG: Corrin Adger

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

I. A Call to order

A. Eric called the meeting to order at 7:15 PM

II. Approval of Prior Meeting Minutes

A. Eric motioned to approve the minutes for the Dec. meeting with changes and the Nov. meeting with corrections, 2nd by Elwyn, carried 3-0.

III. Committees

A. Social Committee

1. NA

B. Landscape Committee

1. Only watering the flowers now, not the grass

C. Pool & Recreation Committee

1. The French Drain is completed

D. ACC Committee

1. NA

E. Welcoming Committee

1. NA

IV. Management Report

A. Financial Summary

1. Total Assets:	\$ 208,104.42 as of Dec 31 th
2. Net Income:	(\$12,256.94) for Dec
3. Net Income year to date	(\$ 9,846.47) as of Dec 31 th
4. Accounts Receivable:	\$ 17,712.35 as of Dec 31 th

B. Delinquency Report

1. Major Delinquencies

a) There are 12 major delinquencies and 4 are on payment plans

- V. Unfinished Business
 - A. NA
- VI. New Business
 - A. The Annual meeting is scheduled for April 23rd
 - B. Discussed club house use guidelines
- VII. Community Leadership Update
 - A. One possible route for the power lines is along the train track
- VIII. Next Meeting Agenda Items
 - A. Review Club House Guidelines
 - B. Review bridge foundation proposal
- IX. PMG Action Items
 - A. Check to see how many reoccurring events are on the calander (done).
- X. Adjournment
 - A. Eric motioned to adjourn at 8:31, 2nd by Deborah, carried 4-0

Secretary Elwyn Grant

President Eric Kristiansen