

Windy Hill Farms Homeowners Association
Board of Directors Meeting
Windy Hill Farms Clubhouse
Minutes
October 9, 2009

Attendees:

Board of Directors: Mark Dalglish, Amy Nutz, Joe Richardson, Alex Acuna and Elwyn Grant
PMG: Corrin Adger
Committees: ACC: Carl Telhorst
Landscape: Rhonda Durrill
Pool & Recreation: Joe Richardson
Social: Jamie Heist
Welcoming: NA

- I. A Call to order
 - A. Amy called the meeting to order at 7:04 PM

- II. Approval of Prior Meeting Minutes
 - A. Joe motioned to approve the September minutes with corrections, 2nd by Mark, carried 5-0

- III. Committees
 - A. Social Committee
 1. The Fall festival was a success again this year. There were 200 goody bags given out.
 - B. Landscape Committee
 1. Joe will put up two No Dumping signs on the Bridge between the Highlands and the Reserve
 2. Chris will pick up the dumped piles
 3. Chris removed the Bamboo planted by the railroad tracks
 - C. Pool& Recreation Committee
 1. NA
 - D. ACC Committee
 1. NA
 - E. Welcoming Committee
 1. NA

IV. Management Report

A. Financial Summary as of September 30, 2009

| | |
|----------------------------|---------------|
| 1. Total Assets: | \$224,556.12 |
| 2. Net Income | \$(15,595.92) |
| 3. Net Income year to date | \$54,161.89 |
| 4. Accounts Receivable: | \$14,843.54 |

B. Delinquency Report

1. Three possible foreclosures made large payments and started payment plans to stop the foreclosure
2. One foreclosure went through
3. Two others already on payment plans

V. Unfinished Business

A. Many of the recommended changes were made to the new web site

B. Elwyn motioned to go with Sparkling for Pool maintenance, 2nd by Alex, carried 5-0. The rate will be negotiated with a \$16,200 maximum. They will start Nov. 1st.

VI. New Business

A. Amy recommended to PMG a flat monthly fee of \$25 for taking care of ACC requests with the new Smart Web SW

B. Amy motioned to draft a letter notifying the homeowners that the decision was made to leave the driveway walls the way they are since they were done four years ago by the builder and to have R&W review the letter. 2nd by Elwyn, carried 5-0.

C. Amy motioned to have Elwyn Grant serve as the 3rd member of the ACC, 2nd by Joe, carried 4-0

VII. Community Leadership Update

A. NA

VIII. Next Meeting Agenda Items

A. NA

IX. PMG Action Items

A. Does PMG send anything to new homeowners? Yes (done)

X. Adjournment

A. Amy motioned to adjourn the meeting at 9:00PM, 2nd by Joe, carried 4-0

Elwyn Grant
Secretary

Amy Nutz
President