

Windy Hill Farms Homeowners Association
Board of Directors Meeting
Windy Hill Farms Clubhouse
Minutes
December 17, 2009

Attendees:

Board of Directors: Mark Dalglish, Amy Nutz, Joe Richardson, and Elwyn Grant

PMG: Corrin Adger

Committees: ACC: Carl Telhorst
Landscape: NA
Pool & Recreation: Joe Richardson
Social: NA
Welcoming: NA

I. A Call to order

A. Amy called the meeting to order at 7:06 PM

II. Approval of Prior Meeting Minutes

A. Joe motioned to approve the November minutes with corrections, 2nd by Amy, carried 3-0

III. Committees

A. Social Committee

1. Holiday party had about 20 people attend.

B. Landscape Committee

1. NA

C. Pool & Recreation Committee

1. NA

D. ACC Committee

1. NA

E. Welcoming Committee

1. NA

IV. Management Report

A. Financial Summary as of November 30, 2009

1. Total Assets:	\$199,066.92
2. Net Income	\$(11,932.67)
3. Net Income year to date	\$28,190.78
4. Accounts Receivable:	\$12,455.74

B. Delinquency Report

1. One on payment plan went back to the lawyer for non payment.

V. Unfinished Business

A. New web site is up and running

B. Agreed on \$50 per month cost of ACC requests software with PMG

VI. New Business

- A. Joe motioned to spend \$2800 to replace pool furniture, 2nd by Elwyn, carried 3-0
- B. Joe motioned to spend \$500 of pool repair, motor and O rings, 2nd by Elwyn, carried 3-0
- C. Will investigate moving the meeting to a different day of the month
- D. Budget approval was put off to email approval since there are changes to incorporate

VII. Community Leadership Update

- A. No meeting was held

VIII. Next Meeting Agenda Items

- A. Reserves approval for 2010

IX. PMG Action Items

- A. NA

X. Adjournment

- A. Amy motioned to adjourn the meeting at 8:23PM, 2nd by Elwyn, carried 4-0

Elwyn Grant
Secretary

Amy Nutz
President