

**Windy Hill Farms Homeowners Association
Board of Directors Meeting
Windy Hill Farms Clubhouse
Minutes
August 28, 2014**

ATTENDEES:

Board of Directors: Mark Miller, Kristina (Tina) Meeker, Kim Zech, Chris Bouressa

PMG: Corrin Dandridge

Committee: ACC: Carl Telthorst
Landscape: James Meeker
Pool & Recreation: Board
Social: Board
Welcoming: Board

Community Advisor: Bill Christman

- I. Call to order
 - a. Kim called Board of Directors meeting to order at 6:34 p.m.
- II. Mark motioned to approve the July minutes, Tina second, motion carried.
- III. Committees
 - a. Landscape Committee
 - i. Kim motioned to accept two bids from C & B to install drip line irrigation at the clubhouse \$1,200.98 and to install drip line irrigation to trees on Clay and Elizabeth \$1,170.56, Tina second, motion carried.
 - ii. Kim motioned to accept bid from C & B for trimming trees in the HOA common areas, \$2,165.01, Chris second, motion carried.
 - iii. Chris motioned to accept bid from JC Ornamental Iron Works to install wrought iron fence over culvert on Thomas, \$916.00, Tina second, motion carried.
 - iv. Kim motioned to accept bid from Animal Services, Inc. for removal of beavers in the common area, \$650.00, Chris second, motion carried.
 1. Several homeowners addressed concern about cutting back on the maintenance of non-accessible common area.
 - b. Pool & Recreation Committee (including Soccer Fields)
 - i. Tina motioned to accept a bid from Lithographics Solutions for printing of caution signs to be placed in the neighborhood, Kim second, motion carried.
 - ii. Tina motioned to terminate contract with Pool Butler and hire Starfish Pools on 08/03, Kim second, motion carried.

iii. Board instructed Principal to pay outstanding Pool Butler invoices except for early termination invoice \$832.44 and late fees \$13.25. Board feels that due to poor pool conditions during the year termination was warranted.

c. ACC

1. Carl is researching other HOA documents for language on fence requirements.

d. Welcoming

1. No report

e. Social

1. Began discussing fall festival plans

IV. New Business

1. Covenants Compliance Inspection was tabled until September meeting.
2. 216 Justin email was discussed
3. 600 John Close email was discussed
4. Pool overflow area will be discussed with new pool company

V. Management Report

a. Financial Summary as of July 31, 2014

i. Current Assets

1. Residential Assessments Receivable \$ 18,514.49

ii. Total Assets: \$293,658.72

iii. Net Loss for Month: \$<10,263.61>

iv. Net Income Year to Date (Loss): \$113,429.92

b. Ten (10) homeowners are delinquent. Two accounts with small balances, written off.

VI. Adjournment

a. Motion to adjourn the meeting approved at 8:32 p.m.

Secretary

President