

Windy Hill Farms Homeowners Association
Board of Directors Meeting
Windy Hill Farms Clubhouse
Minutes
27 AUGUST, 2015

Meeting Attendance

Board of Directors

- Tina Leigh Meeker, President
- Mike Hughes, Vice President
- Ron Hooper, Treasurer
- David Gilbert, Member at Large
- J.T. Oden II, Secretary

PMG Representation – Corrin Dandridge

Committees

- Architectural Control – ~~Carl Telthorst, Kimberly Zech~~
- Landscape – James Meeker
- Pool and Recreation – ~~Kevin Brindza~~
- Social – ~~TBD~~
- Communications – ~~Niki Maas~~
- Welcoming – Mary Pat Elledge

Community Advisor – ~~Bill Christman~~

Meeting Minutes

- 1 Call to Order
 - 1.1 Tina
 - 1.2 Done
- 2 Previous Month Minutes
 - 2.1 Move to Approve by Ron Hooper
 - 2.2 Seconded by Mike Hughes
 - 2.3 Passed. Approved.
- 3 New Business
 - 3.1 Board directed to convey to Tina their public and private contact information asap
 - 3.2 Board encouraged to write or draft their job descriptions based in part on previous descriptions available on the WHF website
 - 3.3 Clarification of members and roles
 - 3.3.1 Tina Moves to appoint Ron Hooper as Treasurer
 - 3.3.2 Seconded, Passed
 - 3.3.3 Tina Moves to appoint David Gilbert to Member at Large
 - 3.3.4 Seconded and Passed
 - 3.3.5 JT moves to appoint Mike Hughes to VP
 - 3.3.6 Seconded and Passed
 - 3.3.7 Tina Moves to appoint J.T. To Secretary
 - 3.3.8 Seconded and Passed
 - 3.4 Delinquency Report (Private)

- 3.5 Clubhouse/Pool Issues
 - 3.5.1 [Gate Codes and Combo Locks](#)
 - 3.5.2 Ladies Room lock not working
 - 3.5.3 Kevin Brindza working on fencing and free exit gate
 - 3.5.4 New Trashcans are in place
 - 3.5.5 Two paint bids in, Tina getting a third
- 3.6 Tina suggests replacing multiple signs at the soccer fields with one large on, one that could adapt and hold notices, flyers, etc. Perhaps also one for the clubhouse. Left open based on research...
- 4 Committee Reports and Discussion
 - 4.1 Architectural Control – none
 - 4.2 Landscape – James Meeker
 - 4.2.1 \$8,306.06 proposal for pond improvements
 - 4.2.2 \$4,000 commitment required for annual chemical treatment of pond
 - 4.2.3 Ron weighs the cost of the pond modifications vs. more pressing pool issues, should the budget constrain
 - 4.2.4 Conclusion is that the board will revise budget to accommodate pond costs
 - 4.2.5 Pond expense and alterations moved to approve by David
 - 4.2.5.1 Seconded, passed
 - 4.2.5.2 Pond will be paid for via budget for common areas... for now
 - 4.2.6 Ron suggests looking into planting wildflowers in some of our common areas for seasonal use
 - 4.2.7 Ron raises the idea of bridging the creek in the west
 - 4.2.7.1 discussion
 - 4.2.7.2 no decisions
 - 4.3 Social – David Gilbert will chair the Fall Festival
 - 4.4 Communications –
 - 4.4.1 website changes discussed
 - 4.4.2 budget alterations recommended to accommodate improvements to website and hosting issues
 - 4.5 Welcoming – Mary Pat Elledge
 - 4.5.1 \$200 left in budget
 - 4.5.2 Communicating on new folks with Corrin
 - 4.6
- 5 Adjournment moved by David at 8:28pm; seconded and passed

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Signature of the Secretary

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Signature of the President