

Windy Hill Farms Homeowners Association
Board of Directors Meeting
Windy Hill Farms Clubhouse
Minutes
December 2013

Attendees:

Board of Directors: Amy Nutz, Chris Bouressa, Mark Dalglish, Kim Zech, Mark Miller
HOA Assistant: Gerald Hinrichs

I. Due to weather conditions, the meeting was cancelled and the following items were discussed via email.

II. Committees

A. Social Committee

1. No Report

B. Pool & Recreation Committee

1. Via email: Amy motioned to hire Pool Butler as the pool service provider with a monthly quote of \$658 monthly if the HOA provides the chemicals and \$825 monthly if chemicals are provided by Pool Butler, Mark Miller second, motion carries.

C. Landscape Committee

1. No report

D. ACC Committee

1. No report

E. Welcoming Committee

1. Mary Pat reported that through September 23 new families had moved to Windy Hill Farms. Welcome baskets have been delivered to 15 families.

III. New Business

1. Mark Dalglish motioned to accept the budget as presented, with the most significant change, the HOA administrator expense. The continued work on the pond, adding the fountain is addressed in the budget. In addition, 10% of the income will be moved to the reserve account. Amy, second. Motion carried with yeas from Kim and Mark Miller.
2. Amy motioned to approve the Clubhouse door codes for 2014 as presented in excel spreadsheet, Mark Miller second, motion carried.
3. Amy motioned to allow a unique and permanent code to Clubhouse doors for Murphy Police Department access, Mark Miller second, motion carried.

4. Amy motioned to approve/accept the draft of Pool Access and Card Reader Control Procedure that will be maintained by Gerald and kept in the store room, Mark Miller second, motion carried.
5. Amy motioned to approve/accept the draft of How to Hook-up A-V Equipment to Show a Movie Procedure that will be maintained by Gerald and kept in the store room, Mark Miller second, motion carried.
6. Amy motioned to approve/accept the draft of Surveillance Cameras Procedure that will be maintained by Gerald and kept in the store room, Mark Miller second, motion carried.

IV. Management Report

A. Financial Summary as November 30, 2013.

1. Total Assets:	\$195,772.46
2. Net Income	\$(11,959.40)
3. Net Income year to date	\$ (15,936.51)
4. Accounts Receivable:	\$ 14,618.93

V. Holdover Meeting

- A. No additional proxy votes were added to the holdover vote.

Kimberly Zech
Secretary



Amy Nutz
President

