

Windy Hill Farms Homeowners Association
Board of Directors Meeting
Windy Hill Farms Clubhouse
Minutes
February 23, 2012

Attendees:

Board of Directors: Amy Nutz, Mark Dalglish, Joe Richardson, Mark Miller and Kim Zech

PMG: Corrin Dandridge

Committees:	ACC:	Carl Telthorst
	Landscape:	Jeanna Firmin
	Pool & Recreation:	Joe Richardson
	Social:	No report
	Welcoming:	No report

I. Call to order

A. Amy called the meeting to order at 6:01 PM.

II. Amy motioned to approve the January 2012 minutes, second by Mark Miller, carried all.

III. Committees

A. Pool& Recreation Committee

1. D & R Construction submitted a bid to do handyman projects in the clubhouse and pool area. The bid amount was \$3,750.00. The board asked Corrin to negotiate a better price. A revised bid of \$3,300.00 for all work was approved via email vote by all board members.

B. Social Committee

1. Jamie has suggested the following dates for community activities. They will be accepted unless the management company discovers a scheduling conflict.

04/12 Annual HOA meeting
04/19 Ladies' Bunco
05/05 Pool opens
05/19 First Dive In Movie
06/02 Pool opening party
06/14 Men's Poker Night
06/23 Dive In Movie
07/21 Dive In Movie
08/16 Ladies' Bunco
10/18 Men's Poker Night
10/28 Annual Fall Festival

C. Landscape Committee

1. Jeanna and Alex Acuna will promote the yard of the month program.
2. Murphy accepted the application for the adapt-a-street program made by the HOA for Heritage from 544 to Ashley.
3. Quarry clean up was delayed due to rain. There are several beavers in the quarry that will be relocated.

D. Welcoming Committee

1. Mary Pat reported that several baskets have been assembled with printed material from the city and neighbor owned businesses and the baskets will be completed with a theme of flavored teas, movie night, or spaghetti dinner.

E. Communication Committee

1. A brief discussion was held about having a neighborhood Facebook page. The board would like to encourage residents to check the HOA homepage for information.
2. Niki will blast the link for Associerge which is a program designed by the management company to assist homeowners with travel arrangements, scheduling appointments, etc.

F. ACC Committee

1. Motion by Amy, second by Joe to accept the new regulations for the solar device policy and the flag display/flagpole installation policy, carried all.
2. Carl has gotten several calls about the lawn maintenance and the violation letters that were sent.

IV. Management Report

A. Financial Summary as January 31, 2012

1. Total Assets:	\$495,735.16
2. Net Income	\$189,790.25
3. Net Income year to date	\$189,790.25
4. Accounts Receivable:	\$139,982.98

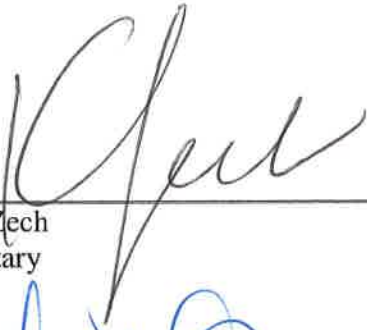
V. New Business

VI. PMG Action Items

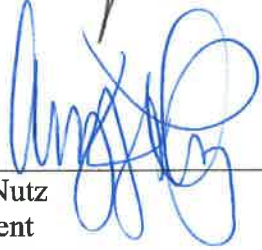
VII. Next Meeting Agenda Item

VIII. Adjournment

- A. A recess was called at 7:06 P.M. to allow Emerus to address the board. Board meeting was reconvened at 9:08 P.M. Amy motioned to adjourn the meeting at 9:32 P.M., 2nd by Mark, carried all.



Kim Zech
Secretary



Amy Nutz
President