

Windy Hill Farms Homeowners Association  
Board of Directors Meeting  
Windy Hill Farms Clubhouse  
Minutes  
February 28, 2013

Attendees:

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

PMG: Corrin Dandridge

|             |                    |                |
|-------------|--------------------|----------------|
| Committees: | ACC:               | Carl Telthorst |
|             | Landscape:         | Board          |
|             | Pool & Recreation: | Joe Richardson |
|             | Social:            | Board          |
|             | Welcoming:         | No Report      |

- i. Several homeowners addressed the board about the proposed document changes.
- ii. Emerus representatives addressed the HOA about the construction progress
- iii. Homeowner from 132 Meredith discussed violation letter with board.

I. Call to order

A. Amy Nutz called Board of Directors meeting to order at 7:37 PM.

II. Amy Nutz motioned to approve the January 2013 minutes, motion approved.

III. Committees

A. Social Committee

1. No report

B. Pool & Recreation Committee

1. Amy motioned to accept the bid by HCC for \$17,234 for repairs including installing footings and piers, mud jacking and resealing the deck. Additional information is needed, item tabled.

C. Landscape Committee

1. Mark Miller provided an update on the quarry improvement project.
2. Mark Dalglish will speak to C & B about placing rocks on the east median by Dublin Road.
3. Corrin will request the last three years water bills from the city.
4. Mark Dalglish will contact the new resident at 223 Brandon who is interested in joining the Landscape Committee.

D. ACC Committee

1. 132 Meredith is in violation and will be sent a request to correct.

E. Welcoming Committee

1. No report

IV. Management Report

A. Financial Summary as of January 31, 2013

|                            |              |
|----------------------------|--------------|
| 1. Total Assets:           | \$388,697.16 |
| 2. Net Income              | \$180,156.61 |
| 3. Net Income year to date | \$180,156.61 |
| 4. Accounts Receivable:    | \$ 28,843.43 |

B. Mark Dalglish motioned to write off small dollar amounts, motion approved.

V. Holdover Meeting

A. Amy Nutz called the holdover annual meeting to order at 8:37 PM. No additional proxy votes were added to the holdover vote.

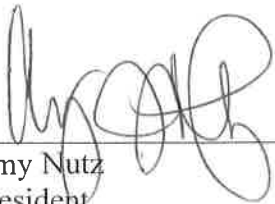
B. Motion to adjourn the holdover annual meeting approved at 8:37 PM.

VI. Adjournment

A. Motion to adjourn the meeting approved at 8:38 P.M.



~~Kimberly Zech~~ *Mark Moller, Board Member*  
Secretary



Amy Nutz  
President