

Windy Hill Farms Homeowners Association  
Board of Directors Meeting  
Windy Hill Farms Clubhouse  
Minutes  
January 25, 2012

Attendees:

Board of Directors: Amy Nutz, Mark Dalglish, Joe Richardson, 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 7:02 PM.
  
- II. Amy motioned to approve the November 2011 minutes, second by Kim, carried all.
  
- III. Amy motioned to allow Alex Acuna to resign from the board, second by Kim, carried all. Amy submitted Mark Miller as a replacement for the balance of Alex's term, second by Joe, carried all.
  
- IV. Committees
  - A. Pool & Recreation Committee

Kim Zech will serve as the board member liaison.

    1. Terry Riley volunteered to replace the weather stripping around the doors in the clubhouse. Joe will email him and tell him to proceed.
    2. Corrin suggested a new handyman and the board approved to have the new paper towel and soap dispensers installed. A bid is being obtained for screening the pool house windows.
    3. Caitlyn Meehan from the city would like to discuss a swim program. This discussion was tabled until the ADA compliance is researched.
    4. Board will ask Alex Acuna to serve on this committee.
  
  - B. Social Committee

Kim Zech will serve as the board member liaison.

    1. Board approved to send the Gong's and the Morrison's each a \$50.00 check to reimburse for lighting the Christmas decorations at the Highland's entrance.
    2. Board was not happy with The Christmas Tree Light Company and will use another company next year.
  
  - C. Landscape Committee

Mark Dalglish will serve as the board member liaison.

    1. Discussed establishing a Yard of the Month or quarter. Jeanna will check with Classic Gardens and other businesses to see if they will be interested in sponsoring a gift certificate. The committee will look into having a sign made.

Possible idea is to have all winners submitted in a yearly drawing to be held at the annual meeting for a grand prize.

2. Jeanna will submit the Adopt-A-Street application to the City of Murphy for Heritage to Ashley and Ashley to Christopher.

3. Jeanna received a quote of \$1,685.00 from C & B Landscaping for clean up around the quarry as well as the dead trees, branches and trash on either side of the creek near the footbridge. Vote via email, approved by all.

D. Welcoming Committee

Amy Nutz will serve as the board member liaison.

1. Amy motioned to have Mary Pat Elledge and Deb Chiarello co-chair, 2<sup>nd</sup> by Joe, carried all. They will welcome new residents with a gift basket containing information on resident owned businesses and the Murphy area.

E. Communication Committee

Amy Nutz will service as the board member liaison.

1. Amy will have Niki add a Highlighted Email button on the website as a reminder for residents to sign up to get community emails.

2. Amy will follow up with the webmaster about a blog for the HOA.

F. ACC Committee

Mark Miller will serve as the board member liaison.

1. Carl reported that he had received a request for stained concrete driveway. Board agreed that the color must be approved before installation.

2. Surveys must be included with plans if there is any doubt of property ownership.

3. Confirmed that approval should be granted from ACC for changes to house color.

V. Management Report

A. Financial Summary as December 31, 2011

1. Total Assets:	\$303,883.56
2. Net Income	\$( 11,828.14)
3. Net Income year to date	\$( 24,652.95)
4. Accounts Receivable:	\$ 11,623.00

B. Review of outstanding accounts.

VI. New Business

1. Mark and Amy will meet with Kristen Robert, City of Murphy economic development to discuss 544/Heritage possible uses.

2. Discussed Forestar's monument signage easements and the possibility of deeding them to Windy Hill Farms HOA. Tabled to later date.

VII. PMG Action Items

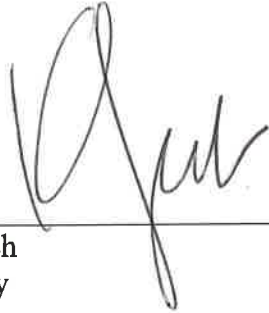
1. Obtain quotes for screens on pump house windows

2. Corrin will send the legislation from the Senate bills concerning the collection policy and other new legislation for the HOA to post on the website.

VIII. Next Meeting Agenda Item

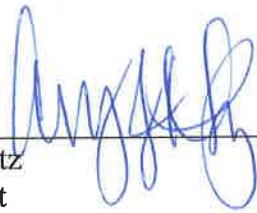
IX. Adjournment

A. Amy motioned to adjourn the meeting at 9:27 P.M., 2<sup>nd</sup> by Mark, carried all.



---

Kim Zech  
Secretary



---

Amy Nutz  
President