

**Windy Hill Farms Homeowners Association**  
**Board of Directors Meeting – Windy Hill Farms Clubhouse**  
**Minutes**  
**28 January 2016**

Meeting Attendance (~~strikethrough~~ indicates absence)

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 and Gem Nelson

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 Moved by David, 2<sup>nd</sup> by Mike,
- 1.2 Wifi Network: whf\_hoa
- 1.3 Wifi Password: windyhill
- 1.4 Status: down

2 Previous Month Minutes

- 2.1 October Minutes accepted
- 2.2 Moved Seconded by Ron
- 2.3 Passed. Approved.

3 Management Report

3.1 Financial Summary

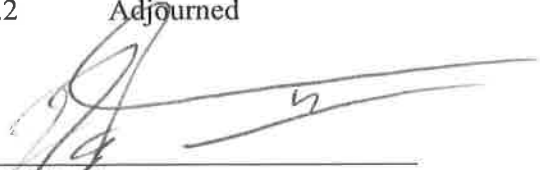
- 3.1.1 Discussion of overage(s)
  - 3.1.1.1 Operating Cash \$138,525
  - 3.1.1.2 Operating MM \$32,058.37
  - 3.1.1.3 Reserve \$102,682.56
  - 3.1.1.4 Reserve PPB \$20,176.88
  - 3.1.1.5 Reserve Assessment \$21,680.15
  - 3.1.1.6 Prepaid Insurance (\$127.72)
  - 3.1.1.7 Prepaid Assessments \$109,631.24

- 3.1.1.8 Net Income or Loss \$18,215.14
- 3.2 Delinquencies (Private), reviewed and passed
- 4 Old Business
  - 4.1 Monument Lighting by med center
    - 4.1.1 No Update yet
    - 4.1.2 More still to come from James
  - 4.2 Pool Gate work waiting on – Kevin Brindza (absent)
  - 4.3 Signage
    - 4.3.1 Tina has made progress with a sign person.replacing existing ones
    - 4.3.2 Eliminating old ones and consolidating
    - 4.3.3 Also doing a new Soccer field
    - 4.3.4 Cost estimate is consistent with budgeted amount \$2,375 though over a single item line
    - 4.3.5 Pool Signage will be apart of next year's budget
  - 4.4 Landscape
    - 4.4.1 Dead Trees near pond
    - 4.4.2 Median Lantana trim back
    - 4.4.3 Live Oaks on Heritage minor trimming needed
    - 4.4.4 Pond quality report = clear and clearer
  - 4.5 Bridge update/repair via Corrin estimates
    - 4.5.1 \$1,400 pool bridge
    - 4.5.2 \$1,675 foot bridge
    - 4.5.3 Approved but Board requests not painting the steel (adjust the estimates)
    - 4.5.4 Corrin and Board agree to urgency for this project
    - 4.5.5 Moved and Seconded, no nays
  - 4.6 Pool Maintenance
    - 4.6.1 David Gilbert's contact is next at bat
    - 4.6.2 Board wants a written bid for updating filter system
    - 4.6.3 Board has budgeted for an increased frequency of attention
    - 4.6.4 Tina asks for two separate bids, repair/updating and then servicing more often
    - 4.6.5 David will produce estimates
- 5 New Business
  - 5.1 Tina discussion on PMG annual charge for \$150 for Vendors annually
    - 5.1.1 Board curious about the impact of the \$150 fee on WHF board preferred vendors
    - 5.1.2 Associa has hired a third party to vet and track all this liability stuff, etc.
    - 5.1.3 David points out that this was a service that we were getting from PMG but we are not now. Where did that service go in relation to the new fee?
    - 5.1.4 Board will rule or query later
  - 5.2 James (Landscape) Introduces Paul Ferris, Glens Resident, Thomas Drive: potential landscape chair replacement
    - 5.2.1 Move to add Paul to the committee
    - 5.2.2 Second by David, passed
  - 5.3 Mike wants to get Glen Ridge HOA contact info re: garage sale days
  - 5.4 Kim brings up electricity gift card
    - 5.4.1 Move by Ron to increase thank you amount to \$75
    - 5.4.2 Mike seconded, passed
  - 5.5 Ron asks about quality of Christmas décor replacing or renovating
    - 5.5.1 Kim recommended talking to Amy Nutz about some improvement options
    - 5.5.2 Plan to investigate: replace and refresh before next season
    - 5.5.3 action tabled pending more information

6 Adjournment

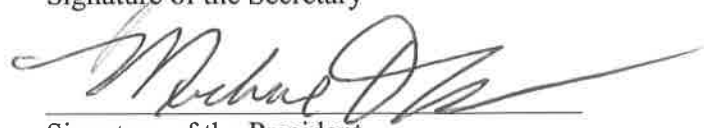
6.1 Move to adjourn Mike, Seconded by David, Passed

6.2 Adjourned



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Signature of the Secretary



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Signature of the President