

**Windy Hill Farms Homeowners Association  
Board of Directors Meeting  
Windy Hill Farms Clubhouse  
Minutes  
July 24, 2014**

**ATTENDEES:**

**Board of Directors:** Mark Miller, Kristina (Tina) Meeker, Michael (Mike) Hughes, Kim Zech  
Chris Bouressa

**PMG:** Corrin Dandridge

**Committee:** ACC: Board  
Landscape: James Meeker  
Pool & Recreation: Kevin Brindza  
Social: Board  
Welcoming: Board

**Community Advisor:** Bill Christman

I. Call to order

- a. Tina called Board of Directors meeting to order at 6:35 p.m.

II. Mark motioned to approve the June minutes, Mike Hughes second, motion carried.

III. Committees

a. Landscape Committee

- i. Mark Miller motioned no further action on the pool overflow, Chris second, motion carried.
1. James will obtain quotes for tree trimming in common areas identified.
  2. James will get a bid for a wrought iron fence for Thomas area.
  3. James will contact C & B with a breakdown invoice showing all areas of the community serviced. Board is concerned about the cost of maintaining the common area next to the creek.

b. Pool & Recreation Committee (including Soccer Fields)

1. Board discussed terminating relationship with Pool Butler due to poor service of the pool. Tina will contact the attorney about restrictions in the contract language.
2. Mike will send links for the board to review for updating the audio/visual system and new speakers.
3. No issues with water bill from the city for June.

4. Tina discussed with the attorney the need for signage around the community. She will ask for additional direction on wording and placement of signage.

IV. New Business

- i. Tina motioned to approve a new format to conduct the monthly meeting, second by Mark, motion carried all. In order to conduct the business of the HOA, Executive Session will be held from 6:30 to 7:30. Committees will report from 7:30 – 8:00 and open forum 8:00- 8:30 p.m. A notice will be sent via email to homeowners.
  1. 605 Ashley was discussed
  2. 600 John Close was discussed

V. Management Report

- a. Financial Summary as of June 30, 2014
  - i. Current Assets
    1. Residential Assessments Receivable \$ 19,356.06
  - ii. Total Assets: \$303,552.96
  - iii. Net Loss for Month: \$<12,007.58>
  - iv. Net Income Year to Date (Loss): \$123,693.53
- b. Sixteen (16) homeowners are delinquent. One account with small balance, written off.

VI. Adjournment

- a. Motion to adjourn the meeting approved at 8:38 p.m.

  
\_\_\_\_\_  
Secretary

  
\_\_\_\_\_  
President