

Windy Hill Farms Homeowners Association  
Board of Directors Meeting  
Windy Hill Farms Clubhouse  
Minutes  
May 23, 2013

Attendees:

Board of Directors: Amy Nutz, Mark Dalglisch, Mark Miller, Chris Bouressa

PMG: Corrin Dandridge

Committees: ACC: Carl Telthorst  
Landscape: Board  
Pool & Recreation: Board  
Social: Board  
Welcoming: No Report

I. Call to order

A. Amy Nutz called Board of Directors meeting to order at 6:37 PM.

II. Mark Miller motioned to approve February and March 2013 minutes, Amy second, motion carried.

III. Committees

A. Social Committee

1. No report.

B. Pool& Recreation Committee

1. Gerald Hinrichs to assume pool card duties for Joe Richardson.
2. Gerald Hinrichs to look at repairing the bathroom security camera.
3. Corrin asked for volunteers for the upcoming pool party on June 8, 2013 to assist with party planning and the purchasing of food, drinks, prizes, and decorations.
4. Board discussed obtaining a business credit card or Sam's Club gift card for the pool party purchases and for other future events.

C. Landscape Committee

1. Mark Miller provided an update on the quarry project.
  - a) Dredging company experiencing financial troubles and work has stopped.
  - b) To date, the HOA has paid 50% of the contract price.
2. Amy Nutz to solicit a quote from another dredging company to complete the quarry project.
3. Corrin to continue working with the City of Murphy on resolving water billing issues. She is requesting past statements showing actual usage for each meter.
4. The Board discussed other improvements/repairs such as:
  - a) Soliciting bids to aerate the area near the quarry and add topsoil.

b) Repairing the boards on the foot bridge near the clubhouse. Motion by Mark Miller to approve the \$250 bid to replace 5 to 6 damaged boards with an allowable 20% overage. Amy Nutz second motion and motion approved.

c) Removing the fallen trees in common areas due to recent storms. Amy Nutz motioned to hire Jackson to remove fallen trees. Mark Miller seconds and motion is approved.

D. ACC Committee

1. Carl talked about the topics discussed at City of Murphy Code Compliance meeting that was held on May 22, 2013.
2. Carl mentioned the upcoming Stage 3 water restrictions starting June 1, 2013 which only allows watering once per week. This excludes hand watering and drip systems for watering foundations, landscaping, etc.

E. Welcoming Committee

1. No report

IV. Update on the construction of the Emerus Emergency Hospital by Joe Ambrose

- A. Joe talked about the concrete truck traffic during the pour.
- B. Expect to pull panels on May 28, 2013.
- C. Steel to be delivered on June 6, 2013.
- D. Second floor to be started in July.
- E. Drawings for traffic lanes has been reviewed by city and revised.
- F. Will be lowering a gas line to accommodate the turn lane.

V. New Business

- A. Board discussed hiring part-time HOA assistant, 15 hours per work at \$15 per hour to assist with general repairs, homeowner requests, general administrative duties. Board will extend Gerald Hinrichs the option of accepting the position.
- B. 309 Elizabeth – Amy will follow up with the homeowner

VI. Management Report

A. Financial Summary as of April 30, 2013

1. Total Assets:	\$307,217.94
2. Net Income	\$(38,971.61)
3. Net Income year to date	\$92,182.30
4. Accounts Receivable:	\$15,454.52

VII. Holdover Meeting

A. Amy Nutz called the holdover annual meeting to order at 8:50 PM. No additional proxy votes were added to the holdover vote.

B. Motion to adjourn the holdover annual meeting approved at 8:50 PM.

VIII. Adjournment

A. Motion to adjourn the meeting approved at 8:51 P.M.



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Chris Bouressa  
Secretary of Meeting



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~~Amy Nutz~~ ~~MARK DANIEL~~  
President VP