

**Windy Hill Farms Homeowners Association
Board of Directors Meeting
Windy Hill Farms Clubhouse
Minutes
May 28, 2015**

ATTENDEES:

Board of Directors: Tina Meeker, Mike Hughes, Greg Kostrzewa

PMG: Not present

Committee: ACC: Not present
Landscape: Not present
Pool & Recreation: Not present
Social: Board
Welcoming: Board

Community Advisor: Bill Christman

- I. Call to order
 - a. Tina called Board of Directors meeting to order at 6:32 p.m.
- II. Mike motioned to approve the April minutes, Greg second, motion carried.
- III. Tina motioned to accept the 2015 budget as presented, Mike second, motion carried.
- IV. Tina motioned for Greg to be named Secretary. Mike second. Greg accepted. Motion carried.
- V. Tina motioned for Ron to be named Treasurer. Greg second. Motion carried.
- VI. Committees
 - a. Landscape Committee
 1. Tina motioned up to \$1,000 for a survey of the land around Collin Court to see if the flood plain area can be accessed by HOA land, Mike second, motion carried.
 2. Tina shared James is continuing to work with homeowners addressing various issues.
 3. Tina shared James has quarry aeration resolutions to be discussed when he's in attendance at next meeting.
 - b. Pool & Recreation Committee (including Soccer Fields)
 1. No report
 - c. ACC
 1. No report

d. Welcoming

1. No report

e. Social

1. No report
2. Schedule of events planned for 2015 remaining:
 - 06/13 – Pool opening party
 - 10/25 – Fall Festival
 - Tabled – National Night Out

VII. New Business

1. Tina began discussions regarding removing current maid service and hiring a new service. Until then, current maid service to resume. Greg recommended Maid Irma Moreno (972) 423-2567. Tina and Bill recommended Maid Sara Figueroa (214) 966-8382.
2. Tina began discussions regarding obtaining bids to repaint the clubhouse. Mike and Greg agreed this should be done. Estimates will be obtained. Further discussions regarding same to take place in June.
3. Tina began discussions regarding replacing the card tables in the club house. Mike and Greg agreed this should be done. Estimates will be obtained. Further discussions regarding same to take place in June.
4. Greg began discussions regarding managing the clubhouse and pool during and after events (more particularly in at the clubhouse). Tina brought to the table's attention a teen party took place in the clubhouse without proper adult supervision. This is against HOA Rules and action is required.
5. Bill agreed to replace burned out bulbs in clubhouse, and to restock the paper towels and toilet paper.
6. Tina arranged with PM to repair the pool gate. Bill agreed to meet with PM's contractor following morning.
7. Tina began discussion about how she replaced and redecorated club house with the assistance of James and Ron, also with HOA pre-approval.
8. Tina began discussion about how Ron discarded broken pool chairs and replaced with new ones, also with HOA approval.
9. Bill agreed to change the pool sign to have his direct phone number in case of emergency, which is (214) 412-9698.

VIII. Management Report

a. Financial Summary as of April 30, 2015

1. Residential Assessments Receivable \$28,121.04

ii. Total Assets:	\$377,207.87
iii. Net Income for the month	\$153,369.44
iv. Net Income Year to Date (Loss):	\$ 15,806.05

IX. Adjournment

- a. Motion to adjourn the meeting approved at 8:02 p.m.



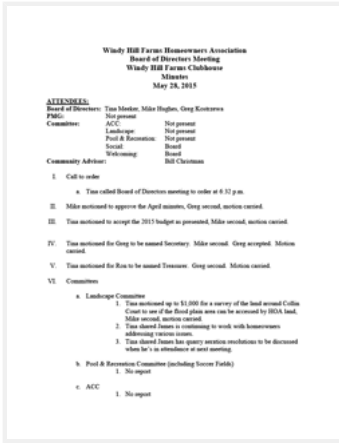
michael hughes (Jul 9, 2015)

Secretary



Tina Leigh Meeker (Jul 9, 2015)

President











WHF Board Mtg Minutes May 28 2015

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