

Windy Hill Farms Homeowners Association
Board of Directors Meeting
Windy Hill Farms Clubhouse
Minutes
November 15, 2012

Attendees:

Board of Directors: Mark Dalglish, Mark Miller, Joe Richardson

PMG: Corrin Dandridge

Committees:	ACC:	Board
	Landscape:	Board
	Pool & Recreation:	Joe Richardson
	Social:	Jamie Heise
	Welcoming:	No Report

I. Holdover Annual Meeting

A. Mark Dalglish called the holdover annual meeting to order at 7:03 PM. No additional proxy votes were added to the holdover vote.

B. Motion to adjourn the holdover annual meeting approved at 7:05PM.

II. Call to order

A. Mark Dalglish called Board of Directors meeting to order at 7:06 PM. In the absence of the Secretary Joe Richardson served as secretary of the meeting.

III. Mark Dalglish motioned to approve the October 25 2012 minutes, motion approved.

IV. Committees

A. Social Committee

1. The Boomer Jack gathering is still awaiting confirmation from Boomer Jack. Possible dates are the 10th and 13th. Once the date is confirmed everyone will be notified by email. If no confirmation is received by the 22nd it will be cancelled. Motion approved.

2. Mark Dalglish will talk to Amy about a board or committee member getting access to the HOA email list to help facilitate communications to residents. Motion approved.

3. The board will sponsor a resident Christmas decorating contest again this year. There will not be an entry requirement and all houses will be eligible. First places will be awarded in three categories: Classic, creative and children. Judging will be done by the Board members by December 15. A \$50 gift card will be given to the winner in each category, to be delivered by January 1. The contest and winners will be announced on the website. Motion approved.

4. A motion was made and approved to provide a \$25 gift card to the resident who provided electricity for the Fall Festival.

B. Pool & Recreation Committee

1. Two quotes have been received for the pool house restroom renovation. The Board is awaiting another quote and once that is received will either vote by email or consider at the January Board meeting.

C. Landscape Committee

1. Mark Miller advised the Board that the quarry project would begin in late November or shortly thereafter. Mark will distribute flyers to neighboring residents to inform them of the project and will prepare a notice to post on the website.

2. The Board agreed that the resident at 132 Meredith is in violation of the ACC approval for construction on his residence and for the ACC to so notify the resident and give him an opportunity to meet with the Board at its next meeting.

V. Management Report

A. Financial Summary as of October 31, 2012

1. Total Assets:	\$240,858.59
2. Net Income	\$ 42,735.77
3. Net Income year to date	\$(15,731.34)
4. Accounts Receivable:	\$ 7,373.13

VI. 2013 Budget

A. The Board reviewed and, after discussion, approved a motion to approve the budget for the HOA for the year 2013.

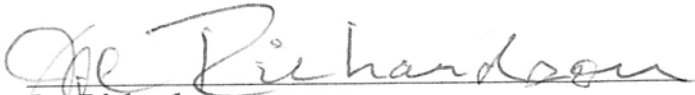
B. Following the approval of the 2013 budget, the Board approved a motion to set the annual assessment for homeowners for the year 2013 at \$492.14 per residence, payable January 1, 2013, with penalties to apply if not paid by January 10, 2013. The assessment is the same as the previous year,


VII. Next Meeting Agenda Item

A. Invite homeowner J. D. Rouse to meet with the Board and the ACC Chairman to consider joining the ACC.

VIII. Adjournment

A. Motion to adjourn the meeting approved at 8:54 P.M.


Joe Richardson
Secretary of the Meeting


Mark Dalglish
President