

Windy Hill Farms Homeowners Association  
Board of Directors Meeting  
Windy Hill Farms Clubhouse  
Minutes  
October 25, 2012

Attendees:

Board of Directors: Amy Nutz, Mark Dalglish, Mark Miller, Joe Richardson and Kim Zech

PMG: Corrin Dandridge

Committees:	ACC:	Carl Telthorst, Terry Riley
	Landscape:	No report
	Pool & Recreation:	Joe Richardson
	Social:	Jamie Heise
	Welcoming:	Mary Pat Elledge

I. Call to order

A. Amy called Board of Directors meeting to order at 6:01 PM.

II. Amy motioned to approve the September 2012 minutes, second by Joe, carried all.

III. Committees

A. Pool& Recreation Committee

1. One quote was received for the pool house restroom renovation. Issue tabled until additional quotes come in.

B. Social Committee

1. Via email vote on 10/12, Amy, Mark M, and Kim agreed to an increase in the fall festival budget of \$500. Joe and Mark D voted no.

2. Amy motioned to allow \$250 for Christmas favors and food for a community happy hour to be held at Boomer Jack, 2<sup>nd</sup> by Joe, carried all. The date will be determined.

3. Jamie has tendered her resignation as Chair of the Social Committee and will serve through December 2012.

C. Landscape Committee

1. Via email vote on 10/08, Amy, Mark D, Joe, Mark M, and Kim agreed on the \$857.50 bid of Aqualogix for the sediment removal from the quarry.

2. Kim motioned to accept the IsidoSanchez quote of \$2,900 to buy, put up, take down and store Christmas lights for the community, 2<sup>nd</sup> by Amy, Mark M approved, motion carried.

3. Amy motioned to accept the Aqualogix bid with the option B of \$40,025.00 to perform a maintenance dredge/depth reclamation of the quarry, 2<sup>nd</sup> by Kim, Mark M and Joe approved, motion carried.

4. Corrin will ask Chris to treat for fire ants prior to fall festival.

D. Welcoming Committee

1. Mary Pat brought a sample of the welcoming baskets to show what is included for the new residents. The sample basket will be given to the new residents at 223 Amanda.

E. Communication Committee

1. Niki will send an email blast encouraging people to contact the management company or the city if a water leak is seen.

F. ACC Committee

1. Corrin will take a picture of work done @ 132 Meredith. The Austin stone wall hasn't been installed as presented to the board.
2. Homeowner at 137 Collins has asked for a 30 day extension to remedy yard violations.

IV. Management Report

A. Financial Summary as September 30, 2012

1. Total Assets:	\$256,510.39
2. Net Income	\$ 58,467.11
3. Net Income year to date	\$(19,653.95)
4. Accounts Receivable:	\$ 8,612.01

V. New Business

- A. The board accepted Amy's resignation as president and appointed Mark Dalglish acting president until the annual meeting.
- B. Discussed ideas on how to encourage more resident participation on the board. A flyer describing duties will be prepared and enclosed in the annual dues notice.

VI. PMG Action Items

- A. 132 Meredith – ACC request follow-up photograph with letter
- B. Waiving assessments
- C. Enter Christmas Lighting vendor in system
- D. Contract Chris about treating for fire ants in preparation of fall festival, replant dead plants
- E. Follow-up with Chris about water bills with the city
- F. Secure second bid for bathroom restoration project
- G. Ask D & R to break out labor costs
- H. Follow up with Aqualogix quarry contract

VII. Next Meeting Agenda Item

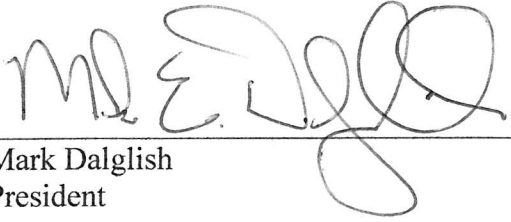
VIII. Adjournment

- A. Amy motioned to adjourn the meeting at 8:50 P.M., 2<sup>nd</sup> by Mark D, carried all.

- IX. Amy called the Holdover meeting to order at 8:50 PM. No additional proxy votes were added to the holdover vote. Holdover meeting adjourned 8:51 PM.

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Kim Zech  
Secretary



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Handwritten signature of Mark Dalglish, consisting of stylized initials 'MD' followed by a large, looping flourish.

Mark Dalglish  
President