

Windy Hill Farms Homeowners Association
Board of Directors Meeting
Windy Hill Farms Clubhouse
Minutes
October 24, 2013

Attendees:

Board of Directors: Mark Dalglish, Kim Zech, Mark Miller
PMG: Corrin Dandridge
Committees: ACC: Carl Telthorst
Landscape: Board
Pool & Recreation: Gerald Hinrichs
Social: Board
Welcoming: Mary Pat Elledge

I. Call to order

A. Kim called Board of Directors meeting to order at 6:36 PM.

II. Resident at 132 Meredith addressed the board about an ACC violation.

III. Mark Dalglish motioned to approve the September 2013 minutes, Mark Miller second, motion carried.

IV. Dudley Carpenter, from Emerus, introduced the new hospital director, Dan Boss, to the board. Joe Roberts gave an update on the deceleration lane and the turn lane. The engineer will check monument sign integrity. The anticipated opening is January 13, 2014.

V. Committees

A. Social Committee

1. Board will sponsor an adult Christmas party on December 10th at Boomer Jacks.

B. Pool & Recreation Committee

1. Via email: Amy motioned to pay Sparkling Water \$2,125.00 for leak detection service for the pooling water issue, 2nd by Kim, motion carried.
2. Sparkling Water submitted a resignation letter to the board on October 16th. The board will begin gathering quotes for a replacement pool service company.
3. Gerald will be repairing the pool chairs during the off season.

C. Landscape Committee

1. Gerald was able to complete the replacement of the foot bridge boards on the bridge behind the clubhouse for \$1,134.00. Mark Miller motioned, 2nd by Kim to complete the same repair to the foot bridge connecting the Highlands, motion carried. The cost will be higher because additional planks will be needed.
2. Via email: Amy motioned \$2,900 for Christmas light installation by Isidro Sanchez for the neighborhood, 2nd by Kim, motion carried.

D. ACC Committee

1. 132 Meredith – Homeowner will submit new request for addition.
2. Gerald will assist on the ACC committee.

E. Welcoming Committee

1. Mary Pat reported that the residents who receive baskets enjoy them, but the committee is still having problems contacting some homeowners. Corrin will send the committee email addresses and phone numbers if she is able to provide them.

VI. New Business

1. Mark Dalglish motioned to keep the assessment for 2014 the same, \$492.14, 2nd by Mark Miller, motion carried. Additional budget discussion tabled until December 5th meeting.

VII. Management Report

A. Financial Summary as September 30, 2013

1. Total Assets:	\$229,497.82
2. Net Income	\$(8,473.86)
3. Net Income year to date	\$ 18,130.16
4. Accounts Receivable:	\$ 13,237.53

B. Four serious delinquencies. Low expenditure month, large projects have been completed.

VIII. Holdover Meeting

A. Kim 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

IX. Adjournment

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

Kimberly Zech
Secretary

Amy Nutz
President