

**Windy Hill Farms Homeowners Association**  
***Board of Directors Meeting*** – Windy Hill Farms Clubhouse  
Minutes  
October 22, 2015

Meeting Attendance

Board of Directors

- Tina Leigh Meeker, President
- Mike Hughes, Vice President
- Ron Hooper, Treasurer
- David Gilbert, Member at Large
- J.T. Oden II, Secretary

PMG Representation – Corrin Dandridge

Committees

- Architectural Control – Carl Telthorst, Kimberly Zech
- Landscape – James Meeker
- Pool and Recreation – Kevin Brindza
- Social – TBD
- Communications – Niki Maas
- Welcoming – Mary Pat Elledge

Community Advisor – Bill Christman

Meeting Minutes

- 1 Call to Order
  - 1.1 Corrin
  - 1.2 Done
- 2 Previous Month Minutes
  - 2.1 Table this until next time since JT hadn't sent them out in time
  - 2.2 Move to Approve by JT
  - 2.3 Seconded by Ron
  - 2.4 Passed. Approved.
- 3 Management Report
  - 3.1 Financial Summary
    - 3.1.1 Discussion of overage(s)
      - 3.1.1.1 Water high
      - 3.1.1.2 Electric High
      - 3.1.1.3 Fence Repairs
      - 3.1.1.4 Some pool supplies
        - 3.1.1.4.1 Financials Summary for Minutes (insert later from paper)
        - 3.1.1.4.2 Delinquencies (private), no disagreement on actions
    - 3.1.2 Budget Discuss Review with President Meeker
      - 3.1.2.1 Move to accept budget JT
      - 3.1.2.2 Second by Ron
- 4 New Business
  - 4.1 Holiday Lighting

- 4.1.1 Timing: Nov. 13<sup>th</sup>
  - 4.1.2 Cost \$3,200 last year, this year it's \$2,900
  - 4.1.3 We own the lights
  - 4.1.4 Issue of the Baylor and Beacon hill lighting issue. Tina plans to follow up.
    - 4.1.4.1 James has info
      - 4.1.4.1.1 Encore says that City asked it be removed jan 2014 requested to removed that elec. Control
      - 4.1.4.1.2 James will call city and ask why, etc.
      - 4.1.4.1.3 James will followup via email
  - 4.1.5 Moved by David, seconded by Ron, Passed.
- 5 Old Business
- 5.1 Committee Reports and Discussion
    - 5.1.1 Pool and Recreation – Kevin Brindza (tardy)
      - 5.1.1.1 Gate Bids
        - 5.1.1.1.1 Kevin has one 1100-122 for just the corner gate/fence
        - 5.1.1.1.2 Compared to Associa... Kevin recommends either.
          - 5.1.1.1.2.1 Bathrooms should have offseason deadbolts, outside only, or double keyed
          - 5.1.1.1.2.2 Kevin recommends door closer
      - 5.1.1.2 Pool cards
        - 5.1.1.2.1 Evaluation of Community Advisor needs
        - 5.1.1.2.2 Table Pool Card issue
      - 5.1.1.3 Gilbert on some dudes pool assessment and equipment and drainage options  
Gates and Fencing around pool area update Kevin
      - 5.1.1.4 follow up with Kevin vs. Associa Bid
    - 5.2 Landscape
      - 5.2.1.1 Pull Roses in Spring
      - 5.2.1.2 Tina Signage, guy is working for her, will bring to us later, all signs could be updated; more to come
      - 5.2.1.3 Pond Arration is in. Joshua presentation...
        - 5.2.1.3.1 Elec. System has a cage to protect it
        - 5.2.1.3.2 James has the combination, but forgot it
        - 5.2.1.3.3 James says the installation was done well with lining, rock, and about 2 feet deep... rubber tubing protects installation.... water quality has already improved... Joshua recommends microbial treatments (we've already approved)
        - 5.2.1.3.4 Be weary of coonstail and turtles that are too large or predatory
      - 5.2.1.4 Discussion of allowing common areas/greenbelts be allowed to go natural and the attorney letter backs our opinion.
        - 5.2.1.4.1 Tina has an idea for followup... David thinks a general letter.
        - 5.2.1.4.2 Ron supports general letter
        - 5.2.1.4.3 Website is a good place for said communications
        - 5.2.1.4.4 Chain recommended for gate on Collin
        - 5.2.1.4.5 Tina proposes a document that incorporates atty. Letter and covenants, and a specific communication to directly effected residents
        - 5.2.1.4.6 Moved by Ron, seconded, by David
    - 5.2.2 Bridge update/repair on Corrin plate for estimates
  - 5.3 Architectural Control – ~~Carl Telthorst, Kimberly Zeeh~~
  - 5.4 Social
    - 5.4.1 Fall Festival
      - 5.4.1.1 David says rain may kill us Fall Festival otherwise hes good

- 5.4.1.2 Help is pretty thin
- 5.4.1.3 Should we continue it
- 5.4.1.4 Attendance in the past has been strong, over 100 kids
- 5.4.1.5 Mark Miller has done it in the past, so has Mary Pat Elledge
- 5.4.1.6 There are no records and no previous games, no blueprint
- 5.4.1.7 Perhaps there are enough fall festivals and a different activity like a big BBQ could replace it

5.5 Communications – ~~Niki Maas~~

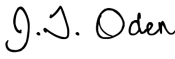

5.6 Welcoming – ~~Mary Pat Elledge~~

6 Adjournment

6.1 Move to adjourn JT, Seconded by David, Moved, Passed

6.2 Adjourned

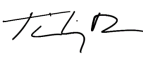
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Signature of the President