

Windy Hill Farms Homeowners Association  
Board of Directors Meeting  
Windy Hill Farms Clubhouse  
Minutes  
September 20, 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: No report  
Welcoming: No report

I. Call to order

A. Amy called Board of Directors meeting to order at 6:03 PM.

II. Mark Dalglish motioned to approve the August 2012 minutes as corrected, second by Amy, carried all.

III. Committees

A. Pool& Recreation Committee

1. October 16<sup>th</sup> will be pool closing. The pool will not be covered for the winter.
2. One quote was received for the pool house restroom renovation. Issue tabled until additional quotes come in.

B. Social Committee

1. Jamie has asked Michael Shearin to DJ at the fall festival. She is also booking other activities.

C. Landscape Committee

1. Daniel Stewart addressed the board about the quarry project.
2. Jeanna Firmin has tendered her resignation as the committee chair.

D. Welcoming Committee

1. Mary Pat reports that 2 welcoming baskets were presented this month and reports that the baskets are well received.

E. Communication Committee

1. Start preparing for the annual newsletter.

F. ACC Committee

1. Carl would like to send a violation letter to Chuc Do @ 132 Meredith. The home improvements have not been completed as approved by the board.

IV. Management Report

A. Financial Summary as August 31, 2012

1. Total Assets:	\$276,075.85
2. Net Income	\$ 78,089.11
3. Net Income year to date	\$(16,638.24)
4. Accounts Receivable:	\$ 8,907.18

B. Summer utility spending increases, pool maintenance expenses

V. New Business

A. Corrin asked the board to consider a Covenants Compliance Inspection (CCI). The board discussed and declined the additional cost of closing a property in Windy Hill Farms.

B. Amy motioned to approve \$400 for the soccer goals to be painted, second by Mark Miller, approved all.

C. The board meeting will be held on November 14<sup>th</sup>. No meeting will be held in December.

VI. PMG Action Items

A. Corrin will send the contact list for Members and committee members to review.

VII. Next Meeting Agenda Item

VIII. Adjournment

A. Amy motioned to adjourn the meeting at 7:59 P.M., 2<sup>nd</sup> by Mark D, carried all.

IX. Amy called the Holdover meeting to order at 8:00 PM. No additional proxy votes were added to the holdover vote. Holdover meeting adjourned 8:01 PM.



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Kim Zech  
Secretary



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Amy Nutz  
President