

**Windy Hill Farms Homeowners Association**  
***Board of Directors Meeting***  
Windy Hill Farms Clubhouse  
Minutes  
September 24, 2015

Meeting Attendance

Board of Directors

- Tina Leigh Meeker, President (absent)
- 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 by VP Mike Hughes, 6:38pm
- 1.2 Done

2 Previous Month Minutes

- 2.1 Discussion of error related to budget not in previous minutes, JT edited it.
- 2.2 Discussion of Pond Improvements vendor and his liability insurance issues and the waiver board would have to sign in order to allow a noninsured vendor to work
  - 2.2.1 Corrin will review the insurance cert. Sent in by pond company and report to the board as to what the pond co. ins. Cert. Covers and doesn't.
  - 2.2.2 Ron suggests concern over uninsured outfit
  - 2.2.3 Does work start imminently?
  - 2.2.4 Workman's comp is major concern
- 2.3 Move to Approve by Ron Hooper
- 2.4 Seconded by David Gilbert
- 2.5 Passed. Approved.


3 Budget Review

- 3.1 Corrin presents the 2015 and 2016 budgets to the board
  - 3.1.1 Will Board change annual dues?
  - 3.1.2 Board has not discussed either way
  - 3.1.3 Altered Items By Number
    - 3.1.3.1 500 – altered to 500

- 3.1.3.2 5005 – altered to 300
- 3.1.3.3 5010 – altered to 1200
- 3.1.3.4 5025 – altered to 1500
- 3.1.3.5 5035 – no change
- 3.1.3.6 5050 – no change
- 3.1.3.7 5100 – altered to 850
- 3.1.3.8 5115 – altered to 1500
- 3.1.3.9 5195 – no change
- 3.1.3.10 5200 – no change
- 3.1.3.11 5210 – increased to 3500
- 3.1.3.12 5215 – increased to 2000
- 3.1.3.13 5220 – no change
- 3.1.3.14 5415 – 1700
- 3.1.3.15 5445 – 3700
- 3.1.3.16 5470 – 1700
- 3.1.3.17 6000 – 10200
- 3.1.3.18 6005 – 650
- 3.1.3.19 6015 – 30,000
- 3.1.3.20 6040 – no change
- 3.1.3.21 6100 – no change
- 3.1.3.22 6110 – 5,000
- 3.1.3.23 6200 – altered to 1500
- 3.1.3.24 6300 – no change
- 3.1.3.25 6320 – altered to zero
  - 3.1.3.25.1 Discussion.
  - 3.1.3.25.2 Why is this number in here?
  - 3.1.3.25.3 Previous treasurer did it
- 3.1.3.26 6430 – altered to 6,500
- 3.1.3.27 6435 – altered to 500
- 3.1.3.28 6445 – altered to 9,000
- 3.1.3.29 6515 – altered to 0.00
- 3.1.3.30 6525 – altered to 4500
- 3.1.3.31 6530 – altered to 10,000
- 3.1.3.32 6545 – altered to 1000 for gates, doors, electrical issues
- 3.1.3.33 6560 – altered to 1,000
- 3.1.3.34 6585 – altered to 4,200
- 3.1.3.35 6690 – 1,000
- 3.1.3.36 6695 – no change
- 3.1.3.37 6735 – altered to 1,000
- 3.1.3.38 6795 – no change
- 3.1.3.39 7000 – altered to 500
- 3.1.3.40 7020 – 5,000
- 3.1.3.41 7040 – no change
- 3.1.3.42 7095 – removed
- 3.1.3.43 9000 – no change
- 3.1.3.44 9015 – alter to 400
- 3.1.3.45 9105 – Corrin will alter this item line
- 3.1.3.46 9826 – no change
  - 3.1.3.46.1 Pool will not need resurface for 3-5 years but will then 15-20K to resurface.

- 3.1.3.46.2 Draining is ok, for a short period of time
- 3.1.3.46.3 Engineer recommended prior to draining
- 3.1.3.46.4 Recommends 3-5 times a week for pool treatment company
- 3.1.3.47 9922 – no change
- 3.1.3.48 9932 – no change
- 3.1.3.49 9954 – no change
- 3.1.3.50 9960 – no change
- 3.1.3.51 4905 – Corrin
- 3.1.3.52 4910 – Corrin
- 4 Delinquency Report – PRIVATE
- 5 Greenbelt Issue in Western portion o f
  - 5.1 board inclined to not mow the south east patch
  - 5.2 Discussion on not mowing any of the patches
  - 5.3 Corrin suggest that we have counsel to review or docs and render an opinion
    - 5.3.1 Clarify did we stop mowing the Western two patches
    - 5.3.2 Board will submit their opinion to corrin with pictures
    - 5.3.3 Corrin will run these by the lawyer
- 6 Thanked Ron for the two ribbon treatment on Heritage
- 7 Management Report
  - 7.1 Financial Summary
  - 7.2 Discussion
    - 7.2.1 Approval Moved by Ron
    - 7.2.2 Seconded by David
    - 7.2.3 Passed.
- 8 Adjournment
  - 8.1 moved by David
  - 8.2 seconded by JT
  - 8.3 Adjourned.


DocuSigned by:

J.J. Oden 

3D2192F582C64C3...

Signature of the Secretary

DocuSigned by:



35494FD821EE405...

Signature of the President