

Windy Hill Farms Homeowners Association
Board of Directors Meeting
Windy Hill Farms Clubhouse
Minutes
January 11, 2007

Attendees:

Board of Directors: Mark Dalglish, James Kadlecek, and Elwyn Grant

PMG: Asia Brazil

Committees:	ACC:	Shannon Smith
	Landscape:	NA
	Pool & Recreation:	Joe Richardson
	Social:	NA

- I. Call to order
 - A. Mark called the meeting to order at 7:09 PM
- II. Approval of Prior Meeting Minutes
 - A. Mark motioned to approve the corrected minutes for December, 2nd by Elwyn, carried 3-0.
- III. Committees
 - A. Social Committee
 - 1. Approximately 50 people attended the Party on Jan. 6th at Frank's
 - B. Need an email to ask for volunteers. We will have a Meet the Board & Committees event on February 22th
 - C. Landscape Committee
 - 1. Will get a quote for the timers and electrical repairs
 - 2. Getting an estimate on the deck sinking repair
 - 3. We need to amend the pool rules to not allow sun tan oils, since they cause a problem with keeping the pool clean
 - D. Pool & Recreation Committee
 - 1. Bridge behind pool is half painted by volunteers. We need to schedule a time to complete.
 - E. ACC Committee
 - 1. NA
- IV. Management Report
 - A. Financial Summary
 - 1. Total Assets: \$170,714.43 as of Dec 31th
 - 2. Net Income (10,035.42) for Dec.
 - 3. Net Income year to date \$55,892.37 as of Dec. 31th
 - B. Accounts Receivable: \$14,468.52 as of Dec. 31th
 - C. Delinquency Report
 - 1. Five Major Delinquencies
 - a) 446 Soren foreclosed, Banks still owes \$1,482.40 after the write off
 - b) 430 Soren is on a payment plan
 - c) 120 Meredith Drive is making a partial offer on what they owe
 - d) 131 Meredith Drive is in foreclosure
 - e) 201 Justin Road Wrote of part of what they owe due to bankruptcy
 - f) 317 Thomas Drive is at the attorney
 - g) 422 Soren could go th the lawyer next month
- V. Unfinished Business
 - A. NA

- VI. New Business
 - A. Mark motioned to transfer \$15K to the 12 month CD and \$100K to the 13 month CD, 2nd by Elwyn, carried 3-0. \$20K in the 13 month CD is Reserve money
 - B. PMG gave two names of accounting firms that could do an audit
 - C. Reviewed some of the proposed changes to the Bylaws, Articles of Incorporation and DCCR's
- VII. Community Leadership Update
 - A. NA
- VIII. Next Meeting Agenda Items
 - A. Approve an accounting firm to do Audit
 - B. Recommend changes to the Bylaws, Articles of Incorporation and DCCR's
 - C. Flag Poles
 - D. TXU rate plans
 - E. Schedule annual contract review with PMG
 - F. Should we cancel after hours call support since it costs \$8 per call? What benefit do we get from it?
 - G. Cancel the monthly meeting notice
 - H. Trees need trimming on Heritage so people can safely walk
 - I. Meet the HOA and Committees meeting Feb. 22th
- IX. PMG Action Items
 - A. Find out who own's the land at the west end of Ashley, on the south side, next to the end house and ask the lawyer how we would sell off this property.
 - B. Send 401 Seleta an email requesting them to fill out an ACC request for changes made
 - C. Notify new owner at 446 Soren that they are responsible for replacing the roof as soon as the official owner transfer paperwork is received from the county
 - D. Get quotes on an audit from two firms
 - E. Send out weekly audit results to ACC
- X. Adjournment
 - A. Mark motioned to adjourn at 9:32, 2nd by James, carried 3-0