

Windy Hill Farms Homeowners Association
Board of Directors Meeting
Windy Hill Farms Clubhouse
Minutes
October 12, 2006

Attendees:

Board of Directors: Eric Kristiansen, James Kadlecek, Russ Stabler and Elwyn Grant

PMG: Asia Brazil

Committees: ACC: Shannon Smith

Landscape: NA

Pool & Recreation: NA

Social: Amanda Carlson

- I. Call to order
 - A. Eric called the meeting to order at 7:02 pm
- II. Approval of Prior Meeting Minutes
 - A. James motioned to approve the corrected minutes for September, 2nd by Russ, carried 3-0.
- III. Committees
 - A. Social Committee
 - 1. Presented the Halloween budget of \$1607
 - 2. Budget has \$500 for Christmas party and \$200 for Decorating Contest
 - B. Landscape Committee
 - 1. NA
 - C. Pool & Recreation Committee
 - 1. Pool will close on the Monday following Oct 15th
 - 2. Fix up day the 2nd Saturday of November
 - 3. Foot bridge was repaired
 - D. ACC Committee
 - 1. NA
- IV. Management Report
 - A. \$50,000 was transferred from the Liquid CD to the Operating Account
 - B. Financial Summary
 - 1. Total Assets: \$128,511.41 as of Sept 30th
 - 2. Net Income (8,700.30) for Sept
 - 3. Net Income year to date \$91,319.99 as of Sept 30th
 - C. Accounts Receivable: \$16,627.14 as of Sept 30th
 - 1. 5 major delinquencies make up 72% (\$11,912.) of the Accounts Receivable total
 - D. Delinquency Report
 - 1. Five Major Delinquencies
 - a) 422 Soren (Collection transferred to Riddle & Williams on 9-19, Sent demand letter on 10-20)
 - b) 430 Soren (Mortgage company notified on 10-3, next step will be pre-suit letter in 60 days)
 - c) 120 Meredith Drive (Petition filed on 9/14, next step will be bankruptcy hearing, Pursue to full extent)
 - d) 131 Meredith Drive (Petition filed on 9/14, next step will be bankruptcy hearing)
 - e) 201 Justin Road (Lawyer to continue with all steps necessary to collect our balance through the bankruptcy)
- V. Unfinished Business
 - A. Riddle & Williams is drawing up a payment application policy
- VI. New Business
 - A. NA
- VII. Community Leadership Council Update
 - A. NA

VIII. Next Meeting Agenda Items

- A. Quote on the Thomas irrigation meter move
- B. Draft 2007 budgets by committee
- C. Thomas irrigation meter move estimate
- D. Clubhouse meter

IX. PMG Action Items

- A. Send a fine letter for September to 422 Soren
- B. Find out why 509 Michael has not been fined
- C. 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

X. Adjournment

- A. Eric motioned to adjourn at 9:00, 2nd by James, carried 4-0