

Windy Hill Farms Homeowners Association
Board of Directors Meeting
Windy Hill Farms Clubhouse
Minutes
October 11, 2005

Attendees:

Board of Directors: Eric Kristiansen, Mark Dalglish, James Kadlecek, Russ Staebler

PMI: Kathy Epperson

Committees: ACC: Shannon Smith, Carl Telthorst,
Landscape: represented by Mark Dalglish
Pool & Recreation: Amy Nutz
Social: Mary Pat Elledge

Homeowner's address the Board. (Three) 6:30 to 8:00

I. Call to Order

- A. Eric called the meeting to order at 8:00 pm.
All present except Elwyn Grant absent.

II Approval of Prior Meeting Minutes

- A. 1 change made regarding address. Eric motioned to approve the amended minutes from September 8, 2005; 2nd by Russ; Motion Carried 3-0

III Committees

A. Social Committee

- a. Fall Fest on 10/30 (Sunday) 2:30 – 5:00; volunteers needed for set-up (1:30) and cleaning, pop-up tents needed. There will be a clown, and a bounce house also. There will also be a costume contest and a cake walk. A DJ will play also.
- b. There is a need for volunteers for a Christmas Adult and Children's parties.
- c. Christmas Decoration (home) judging will be on Wednesday 12/14. Winners to receive a limo ride on Sunday 12/18.
- d. Need to start thinking about a new social committee chairperson.
- e. To consider advertising for Christmas Parties when Halloween flyers are distributed.

B. Landscape Committee

- a. Dublin Road entrance work to start soon by Garrison Gardens
- b. Trees for soccer field and retention pond (Thomas Drive) to be planted in late October.

C. Pool & Recreation Committee

- a. Pool contract proposals review; REC: Outback (Decker). To inquire further with them about his business, insurance, number of workers, etc.

- b. Pool Vac alert system- attorney says we have to have it. (Suction release System) we need it for our permit. We need 4 Vac Alerts and will need them before opening in 2006
- c. Gate Lock System- System fixed by Randy Nutz. Part is \$120.00. We don't need a new system. We can program the cards.
- d. Pool Closing- on October 15. Cards will be deactivated. We will have a new card activation party. Consider a list of family members. Budget for more cards and possibly refreshments at the activation party.

D. ACC Committee

- a. Update violation list. List received and merged. Fine notifications going out.

IV Management Report

A. Financial Summary

- a. Total assets \$87,339.30 as of Sept. 30
- b. Net loss \$10,756.40 in September 2005

C. Delinquency Report

- a. Accts Rec- \$8,951.30 as of Sept 30. To be discussed at next board meeting.
- b. Reserve Fund Acct
No action/ reports

V Old Business

A Table- property guidelines

B 3 homeowners:

- a. Joe (non resident) re: fence that fell on his fence. Estimate at \$1,150.00. Board to offer \$600.00 to cover expenses. (offer to be made by phone per PMI).
- b. Mark & Elisia McGovern- letter to be sent re: work done so far. (thanks). Liability re: death of tree for one year from install date. Hold on letter as ACC to talk to neighbor re: situation.
- c. Steve Dondershine- two items resolved. Two items remain re: steps and raised garden. Give one year to rectify steps. Need letter from neighbor stating approval of garden bed.

VI New Business

A Attorney Demand Letters to N004 Accts: TABLE

VII Adjournment

A Eric motioned to adjourn the meetin at 9:55, all in favor.