

Windy Hill Farms Homeowners Association
Board of Directors Meeting
Windy Hill Farms Clubhouse
Minutes
Nov. 13, 2008

Attendees:

Board of Directors: Mark Dalglish , Eric Amy Nutz and Elwyn Grant

PMG: Corrin Adger

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

- I. A Call to order
 - A. Mark called the meeting to order at 7:12 PM

- II. Approval of Prior Meeting Minutes
 - A. Mark asked to hold the minutes for approval in the Dec. meeting, since there were only two members present who attended the Oct. meeting.

- III. Committees
 - A. Social Committee
 1. There was a large crowd at the Fall Festival
 2. Adult party scheduled for Dec. 5th
 3. Will get four \$25. gifts for the party plus donations
 - B. Landscape Committee
 1. The brink wall needs some repairs. The estimate is \$1800 to fix just the section North of Heritage. Will get more quotes.
 2. Quote to install a French drain on the walk behind the club house is \$500. Mark motioned to approve spending the \$500 for the French drain, 2nd by Amy, carried 3-0
 3. The sprinkler leak at the quarry was repaired
 4. Rhonda will get some Christmas decorations for the Fences
 - C. Pool& Recreation Committee
 1. Pool to close 10-15
 - D. ACC Committee
 1. NA
 - E. Welcoming Committee
 1. NA

IV. Management Report

A. Financial Summary

1. Total Assets: \$ 124,187.86 as of Oct 31th
2. Net Income :(\$16,156,91) for Oct.
3. Net Income year to date \$ 8,696.97 as of Oct 31th
4. Accounts Receivable: \$ 19,867.78 as of Oct 31th

B. Delinquency Report

1. Major Delinquencies

- a) Quintero 430 Soren Drive (Quintero) Notice of Lien sent for recording 10-9
- b) Henderson 201 Justin Road (Henderson) Has agreed to pay the 2008 dues and has started on a payment plan for the rest
- c) Williams 316 Thomas Drive, (Williams) The foreclosure was completed. Riddle and Williams will wait on an eviction letter. Authorizing to file law suit on previous owner.
- d) Hickman 131 Merideth defaulted on payment plan, starting the lien process at Riddle and Williams Demand letter sent, Title Report Requested on 9-16
- e) Fleming 421 Seleta Demand Letter sent, Notice of Lien sent for recording 10-9
- f) Dalton 317 Thomas Drive Notice of Lien sent for recording 10-12
- g) Ross 705 Ashley Place Demand Letter sent, Notice of Lien sent for recording 10-9
- h) Salas 701 Ashley Place Demand Letter sent, Title Report Requested on 9-16
- i) Barnett 609 John Close Sent Demand Letter, Notice of Lien sent for recording 10-9
- j) Smith 306 Christopher Circle

V. Unfinished Business

- A. Discussed proposed document changes written up by Riddle and Williams and the possibility of at least making the changes to the Bylaws to support our working documents.

VI. New Business

- A. Mark presented the proposed budget for 2009. Mark motioned to keep the dues at \$492.14, 2nd by Amy, carried 3-0

VII. Community Leadership Update

- A. No meeting since our last meeting

VIII. Next Meeting Agenda Items

A. Approve the 2009 Budget

IX. PMG Action Items

A. See why Fleming is not on the delinquency report. They are on there now. (done)

X. Adjournment

A. Mark motioned to adjourn at 8:57, 2nd by Elwyn, carried 3-0

Secretary Elwyn Grant

President Eric Kristiansen