

Windy Hill Farms Homeowners Association  
Board of Directors Meeting  
Windy Hill Farms Clubhouse  
Minutes  
February 8, 2006

Attendees:

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

PMG: Asia Brazil

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

- I. Call to order
  - A. Eric called the meeting to order at 7:06 PM
- II. Approval of Prior Meeting Minutes
  - A. Mark motioned to approve the corrected minutes for January, 2nd by James, carried 3-0.
- III. Committees
  - A. Social Committee
    1. Need an email to ask for volunteers. We will have a Meet the Board & Committees event on February 22th
  - B. Landscape Committee
    1. NA
  - C. Pool& Recreation Committee
    1. Timers were installed on pool pumps
    2. Joe presented quotes for getting the deck repaired. Eric motioned to approve \$2000 for the repair, 2<sup>nd</sup> by Russ, carried 5-0
    3. Hold the pool mastic repair for next meeting
    4. One pool pump is being replaced
    5. Planned pool opening on May 15th

D. ACC Committee

1. NA

IV. Management Report

A. Financial Summary

1. Total Assets: \$263,481.88 as of Jan 31<sup>th</sup>
2. Net Income 173,330.47 for Jan.
3. Net Income year to date \$173,330.47 as of Jan. 31<sup>th</sup>

B. Accounts Receivable: \$47,833.14 as of Jan. 31<sup>th</sup>

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 partial offer rejected by HOA
- 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 hold till collection policy approved
- h) 235 Brandon sent to attorney

V. Unfinished Business

A. NA

VI. New Business

- A. Russ motioned to not sell the HOA property at the West end of Ashley, 2<sup>nd</sup> by Elwyn, carried 5-0
- B. Mark to talk to the City Manager and Mayor about the sign problem
- C. Transfer of \$15K to the 12 month CD on hold till March
- D. Mark motioned to spend \$1750 + \$175 +\$50 for 2006 Audit and tax return done by Goldklang, Cavanaugh & Associates, P.C., 2<sup>nd</sup> by James, carried 4-0
- E. Agreed not to cancel after hours call support from PMG
- F. Elwyn motioned to canceled monthly meeting notice from PMG, 2<sup>nd</sup> by James, carried 4-0
- G. Agreed to change the meeting date for next month to March 15<sup>th</sup>, due to Spring Break

VII. Community Leadership Update

A. NA

VIII. Next Meeting Agenda Items

- A. Review recommended changes to the Bylaws, Articles of Incorporation and DCCR's
- B. Set Annual meeting date either April 17<sup>th</sup> or 24<sup>th</sup> and prep. for meeting
- C. TXU rate plans
- D. Mastek repair for pool

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. (Closed, property is HOA property and HOA decided not to sell)
- B. Send 401 Seleta an email requesting them to fill out an ACC request for changes made (Closed, sent)
- 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 (Closed, sent)
- D. Get quotes on an audit from two firms (Closed based on quote from one firm)
- E. Send out weekly audit results to ACC (Closed being done)
- F. Find out which sign the city has a problem with. (Closed, the wood sign next to the club house is the problem)
- G. Include Online payment option for dues on notice to homeowners next year, 1<sup>st</sup> check to see if there is a fee to the HOA
- H. Notify 227 Zachary they owe dues for 2007
- I. Resolve issues with Jasper and notify what he owes
- J. Send a letter to homeowner on Michael asking to remove the flag pole.
- K. Schedule contract review with PMG

X. Adjournment

- A. Mark motioned to adjourn at 8:53, 2<sup>nd</sup> by Russ, carried 4-0