

Windy Hill Farms Homeowners Association
Board of Directors Meeting
Windy Hill Farms Clubhouse
Minutes
February 9, 2006

Attendees:

Board of Directors: Eric Kristiansen, Mark Dalglish, and Elwyn Grant

PMI: Asia Brazil

Committees: ACC:

Landscape:

Pool & Recreation:

Social:

- I. A) Owner at 132 Merideth came to discuss a request for a retaining wall. He was asked to pay his late dues before it would be approved.
- II. Call to Order
 - A. Eric called the meeting to order at 7:17 pm.
- III. Approval of Prior Meeting Minutes
 - A. Mark motioned to approve January Minutes, 2nd by Eric, approved 3-0
- IV. Committees
 - A. Social Committee None
 - B. Landscape Committee None
 - C. Pool & Recreation Committee None
 - D. ACC Committee None
- V. Management Report
 - A. Financial Summary
 1. Total Assets: \$200,005.62 as of Jan. 31
 2. Net Income \$165,987.74 for Jan
 3. Net Income year to date \$165,987.74
 - B. Delinquency Report
 1. Accounts Receivable: \$39,653.60 as of Jan. 31
 2. PMI to check why some builder delinquent accounts are showing up negative, Did they pay a year in advance?

VI. Old Business

- A. PMI Updates on Previous Month
- B. Asia presented a report on the status of each of the five large delinquencies
- C. Asia set up a tentative yearly meeting for April 18, 2006 at the Murphy Middle School.

VII. New Business

- A. Eric motioned to drop the late charges at 132 Merideth if his mailing address was wrong at PMI and he paid his dues within 7 days , 2nd by Elwyn, carried 3-0
- B. Mark motioned to make Amanda Carlson the Chairman of the Social Committee, 2nd by Eric, carried 3-0. Shannon, she, is the Co-Chairman
- C. Mark motioned to transfer \$17,000 from Operating Account to Reserve Bank, 2nd by Eric, carried 3-0
- D. There is a problem with the sign at the Montsouri property. They want to change it out for their sign
- E. Eric will be out of town from Jan 16 through Jan 31 and Mark will be acting in his place
- F. Shannon is in the process of updating the Web site
- G. Discussed the issue with house plans not fitting on the lot at the corner of Karen Pass and Zackary Walk
- H. Eric said that he attends the Community Leadership Council

VIII. Next meeting Agenda Items

- A. Asia to check if a letter was sent to 401 Selenta Drive about their French drain that has an outlet at the sidewalk, requesting it be corrected to drain to the street
- B. Asia to confirm that all five large delinquencies have liens and present a complete accounting
- C. Asia to bring a copy of the collection policy
- D. HOA needs to set a dollar amount to start a lien and a dollar amount to start a foreclosure

IX. Adjournment

- A. Eric motioned to adjourn the meeting at 8:40, 2nd by Marc, carried 3-0