

Windy Hill Farms Homeowners Association
Board of Directors Meeting
Windy Hill Farms Clubhouse
Minutes
April 12, 2007

Attendees:

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

PMG: NA

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

- I. Call to order
 - A. Eric called the meeting to order at 7:02 PM
- II. Approval of Prior Meeting Minutes
 - A. Mark motioned to approve the corrected minutes for February, 2nd by Eric, carried 3-0.
- III. Committees
 - A. Social Committee
 1. Garage sale notice sent out
 - B. Landscape Committee
 1. Will get quotes to solve the bee hive problem
 - C. Pool& Recreation Committee
 1. Eric motioned to replace the Mastic around the pool at a cost of \$1047, 2nd by Elwyn, carried 3-0
 2. Fix up day April 28th, 9AM to 4PM
 3. Garage Sale day May 5th
 4. Planned pool opening on May 12th
 5. Uncover pool April 1st

D. ACC Committee

1. Eric to get with PMG on the roof violations next week

IV. Management Report

A. Financial Summary

1. Total Assets: \$245,330.22 as of Mar. 31th
2. Net Income (\$12,560.00) for Mar.
3. Net Income year to date \$154,244.27 as of Mar. 31th
4. Accounts Receivable: \$23,135.54 as of Mar. 31th

B. Delinquency Report

1. Five Major Delinquencies
 - a) 430 Soren is on a payment plan
 - b) 120 Meredith Drive Received a partial payment of \$500
 - c) 131 Meredith Drive is in foreclosure
 - d) 201 Justin Road Wrote off part of what they owe due to bankruptcy
 - e) 317 Thomas Drive is at the attorney?
 - f) 422 Soren hold till collection policy approved, also check on roof violations
 - g) 340 Ashley Place at lawyer
 - h) 620 Karen Pass is at the credit bureau from PMG

V. Unfinished Business

- A. NA

VI. New Business

- A. Annual meeting will be April 30th
- B. Reviewed the annual meeting slides
- C. Eric motioned to let Verison FIOS give a presentation and donate \$400 a the pool party, 2nd by Elwyn, carried 3-0
- D. Meetings will continue to be on the 2nd Thursday of the month

VII. Community Leadership Update

- A. Looking at a new recycle can for homeowners

VIII. Next Meeting Agenda Items

- A. Pool party plans
- B. Fix up review
- C. TXU rate plans

IX. PMG Action Items

- A. Include Online payment option for dues on notice to homeowners next year, 1st check to see if there is a fee to the HOA
- B. Notify 227 Zachary they owe dues for 2007
- C. Resolve issues with Jasper and notify what he owes
- D. Send letter to 219 Elizabeth for the wall violation
- E. Start the fine process for the roofs in violation with the new owners
- F. Provide a list of who owes money before the pool party, without the amounts

X. Adjournment

- A. Eric motioned to adjourn at 9:00, 2nd by Elwyn, carried 3-0

Secretary Elwyn Grant

President Eric Kristiansen