

Windy Hill Farms Homeowners Association
Board of Directors Meeting
Windy Hill Farms Clubhouse
Minutes
May 10, 2007

Attendees:

Board of Directors: Eric Kristiansen, Amy Nutz and Elwyn Grant

PMG: Corrin Lloyd

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

- A Annual Meeting Continued (Held before the Monthly HOA meeting)
 - 1. Eric called the meeting to order at 7:00 PM
 - 2. There were no homeowners present.
 - 3. Eric adjourned the meeting at 7:05 PM

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

- II. Approval of Prior Meeting Minutes
 - A. Eric motioned to approve the corrected minutes for April 12th, 2nd by Elwyn, carried 3-0.

III. Committees

- A. Social Committee
 - 1. NA
- B. Landscape Committee
 - 1. Elwyn motioned to elect Rhonda Durrill as the Landscape Committee Chair, 2nd by Eric, carried 3-0
 - 2. PMG presented the watering fines totaling around \$11,000. PMG and the landscaper will try to get them reduced. All fines were for the Clubhouse. Sprinklers went off at 1:30 on Monday
 - 3. Elwyn to look at last years minutes to see if timer problems were discussed
- C. Pool & Recreation Committee
 - 1. Preparing for the pool party including a band on May 12th pool opening
 - 2. Verizon to donate \$400 for the pool party
 - 3. Limit pool cards to 4 max.
 - 4. Hired a painter to paint the clubhouse & playground equipment
 - 5. Fixed water cooler and put the roof on the playground
 - 6. Fix up day was held on April 28th with 13 volunteers
 - 7. Garage Sale was held on May 5th
- D. ACC Committee
 - 1. Eric to get with PMG on the roof violations next week

IV. Management Report

- A. Financial Summary
 - 1. Total Assets: \$232,405.80 as of Apr. 30th
 - 2. Net Income (\$26,557.99) for Apr.
 - 3. Net Income year to date \$127,686.28 as of Apr. 30th
 - 4. Accounts Receivable: \$20,442.06 as of Apr. 30th
- 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. Eric motioned to set the fine for 446 Soren at \$1250, the amount they had received notices for, and start monthly fines of \$200 immediately, 2nd by Elwyn, carried 3-0
- B. Eric motioned to set the fine for 422 Soren at \$625, the amount they had received notices for, and start monthly fines of \$200. immediately, 2nd by Amy, carried 3-0
- C. Eric motioned to set the official date to September 30th to complete the roof replacements or fines stay, 2nd by Elwyn, carried 3-0
- D. Golf ball issue on Dublin road was put on hold due to the lack of support to address this issue.

VII. Community Leadership Update

- A. NA

VIII. Next Meeting Agenda Items

- A. Insurance policy review

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 (done, no fee to HOA)
- B. Notify 227 Zachary they owe dues for 2007 (done, paid)
- C. Resolve issues with Jasper and notify what he owes (done)
- D. Send letter to 219 Elizabeth for the wall violation (done)
- E. Provide a list of who owes money before the pool party, without the amounts (done)
- F. Start the fine process for the roofs in violation with the new owners
- G. Send a monthly list of fines sent, to the HOA board
- H. Provide a count of the homeowners that attended the annual meeting

X. Adjournment

- A. Eric motioned to adjourn at 9:33, 2nd by Amy, carried 3-0

Secretary Elwyn Grant

President Eric Kristiansen