

Windy Hill Farms Homeowners Association
Board of Directors Meeting
Windy Hill Farms Clubhouse
Minutes
June 12, 2008

Attendees:

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

PMG: Corrin Adger

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

I. A Call to order

A. Eric called the meeting to order at 7:00 PM

II. Approval of Prior Meeting Minutes

A. Eric motioned to approve the May minutes with corrections, 2nd by Elwyn, carried 3-0. The April minutes are still on hold for the addition of the document change vote count.

III. Committees

A. Social Committee

1. June Adult Happy Hour at Amando's went well although the attendance was only about 12.
2. 41 attended the movie night at the pool. Need some help to cover next months movie night.

B. Landscape Committee

1. Beaver traps have been reset
2. Presented the plan for the median at a cost of about \$12K. This may be put on hold till next year.

C. Pool & Recreation Committee

1. A request was made to have the pool lights come on in the morning and evening. Will check to see if the timer can be set that way.
2. Pool opening party was a success. Served over 240 hot dogs.
3. Some tiles are missing on the pool

D. ACC Committee

1. NA

E. Welcoming Committee

1. Mark will follow up on the status

IV. Management Report

A. Financial Summary

- | | |
|----------------------------|---|
| 1. Total Assets: | \$249,060.25 as of May 31 th |
| 2. Net Income | : (\$13,504.19) for May. |
| 3. Net Income year to date | \$109,556.37 as of May 31 th |
| 4. Accounts Receivable: | \$19,603.25 as of May 31 th |

B. Delinquency Report

1. Major Delinquencies

- a) 430 Soren Drive (Quintero) Attorneys are proceeding with collection. Petition was filed with the Court. Moved to Riddle and Williams.
- b) 201 Justin Road (Henderson) Has agreed to pay the 2008 dues and has started on a payment plan for the rest
- c) 316 Thomas Drive, (Williams) The foreclosure was completed. Riddle and Williams will wait on an eviction letter next.
- d) 620 Karen Pass, (Radford) a demand letter was sent on July 25th They have paid (Closed)
- e) 422 Soren (Chong) Roof to be completed by February 29, 2008. (Closed)
- f) 131 Merideth defaulted on payment plan, starting the lien process at Riddle and Williams

2. 8 Accounts have not paid their 2008 dues

V. Unfinished Business

- A. Amy to get with the lawyers to see what they recommend needs changing in our documents.

VI. New Business

- A. An email vote was taken to spend approx. \$2K, on pool furniture, vote carried 3-1.

VII. Community Leadership Update

- A. Was cancelled

VIII. Next Meeting Agenda Items

- A. NA

IX. PMG Action Items

- A. Is PMG bonded or do we need bonding insurance? PMG says we need bonding insurance
- B. Find out which water meter the city is complaining about not being able to access. Problem went away. (done)
- C. Prepare a list of delinquent accounts to be used on Pool Opening Party and a separate list of what they owe (done)
- D. Find out what was sent to 300 Elizabeth about the boat last time
- E. Get vote count for document changes

X. Adjournment

- A. Mark motioned to adjourn at 8:47, 2nd by Deborah, carried 3-0

Secretary Elwyn Grant

President Eric Kristiansen