

Windy Hill Farms Homeowners Association
Board of Directors Meeting
Windy Hill Farms Clubhouse
Minutes
July 10, 2008

Attendees:

Board of Directors: Mark Dalglish, Amy Nutz, Deborah Owens and Elwyn Grant

PMG: Corrin Adger

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

- I. A Call to order
 - A. Mark called the meeting to order at 7:18 PM

- II. Approval of Prior Meeting Minutes
 - A. Mark motioned to approve the June minutes with corrections, 2nd by Deborah, carried 4-0. The April minutes are still on hold for the addition of the document change vote count.

- III. Committees
 - A. Social Committee
 1. July Adult Happy Hour at Amando's had only 3 attended
 2. The outdoor movie was cancelled due to rain. July 26th is the next movie
 3. National night out is in August
 - B. Landscape Committee
 1. NA
 - C. Pool & Recreation Committee
 4. Having problems keeping the pool clean. May have to close on Mondays to recover from the weekend.
 - D. ACC Committee
 1. NA
 - E. Welcoming Committee
 1. Seven welcome kits have been handed out. We need to start putting the pool rules and pool card form in the Welcome kit.

IV. Management Report

A. Financial Summary

- | | |
|----------------------------|-----------------------------------------|
| 1. Total Assets: | \$235,205.51 as of Jun 30 th |
| 2. Net Income | : (\$13,981.78) for Jun. |
| 3. Net Income year to date | \$95,574.59 as of Jun 30 th |
| 4. Accounts Receivable: | \$18,690.45 as of Jun 30 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) 131 Merideth defaulted on payment plan, starting the lien process at Riddle and Williams

V. Unfinished Business

- A. Amy motioned to have Riddle and Williams update the documents as voted on at the annual meeting, 2nd by Elwyn, carried 3-0

VI. New Business

- A. Amy to get a quote on replacing the curb around the playground.

VII. Community Leadership Update

- A. NA

VIII. Next Meeting Agenda Items

- A. NA

IX. PMG Action Items

- A. Is PMG bonded or do we need bonding insurance? PMG says they are insured and we do not need bonding insurance. done
- B. Find out what was sent to 300 Elizabeth about the boat last time. They have been fined and the boat is still there. done
- C. Get vote count for document changes done

X. Adjournment

A. Amy motioned to adjourn at 8:12, 2nd by Elwyn, carried 4-0

Secretary Elwyn Grant

President Eric Kristiansen