

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

Attendees:

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

PMG: Corrin Adger

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 motioned to adjourned the meeting, to be continued next month, at 7:05, 2nd by Elwyn, carried 3-0

- I. Call to order
 - A. Eric called the meeting to order at 7:06 PM

- II. Approval of Prior Meeting Minutes
 - A. Eric motioned to approve the corrected minutes for June 13th, 2nd by Mark, carried 3-0.

- III. Committees
 - A. Social Committee
 - 1. NA
 - B. Landscape Committee
 - 1. Chris wants the sprinklers turned off until the grass dries out
 - 2. Some areas are too wet to mow
 - 3. Getting quotes on grass for the planters at the entry off 544
 - 4. City of Murphy is going to spray for mosquitoes
 - C. Pool& Recreation Committee
 - 1. Rerouted the pool fill to the club house and separated off the sprinklers.
 - D. ACC Committee
 - 1. Problem with the wall on the lot across from the soccer fields, being over the property line. Can not approve there ACC request.

IV. Management Report

A. Financial Summary

- | | |
|----------------------------|--|
| 1. Total Assets: | \$200,840.71 as of Jun. 30 th |
| 2. Net Income | (\$8,424.30) for Jun. |
| 3. Net Income year to date | \$94,690.15 as of Jun. 30 th |
| 4. Accounts Receivable: | \$13,903.94 as of Jun. 30 th |

B. Delinquency Report

1. Major Delinquencies

- a) 430 Soren is not making payments per their plan. We will go forward with the lawyer.
- b) 131 Meredith Drive is in foreclosure, we will pursue to the limit
- c) 201 Justin Road wrote off part of what they owe due to bankruptcy, 2nd account is now overdue
- d) 316 Thomas Drive is at the attorney?
- e) 422 Soren hold till collection policy approved, also check on roof violations
- f) 620 Karen Pass is at the credit bureau from PMG
- g) 445 Soren, foreclosed, written off
- h) 437 Soren paid \$523, PMG wrote off \$274

V. Unfinished Business

- A. NA

VI. New Business

- A. NA

VII. Community Leadership Update

- A. Watering day change effective June 19th
- B. Red light will go in at Brand and 544
- C. Stores planned for new development are Lowes, Sprouts Grocery, 24 hr. fitness, Chilies, Cotton Patch and Wachovia Bank
- D. Phone survey coming from UNT for the City of Murphy
- E. Reverse 911 coming soon for city emergencies, city events and good health calls. Homeowner can control what calls they want to receive.
- F. City Manager, Craig, last day July 5th. Interm City Manager Jim Berzina
- G. Plan to move the brick wall sticking out on Betsy, the city bought the property

VIII. Next Meeting Agenda Items

- A. TXU to review our services
- B. Meet with Terry Larson about Welcoming Committee

IX. PMG Action Items

- A. Check to see if we have a lien on 131 Meredith
- B. Check on the cost of raising the pool value for insurance
- C. Cancel sending post card meeting notices, done
- D. Make a list of the steps involved in Violation Letters
- E. Check how many fines were sent to 446 and 422 Soren

X. Adjournment

- A. Eric motioned to adjourn at 8:34, 2nd by Mark, carried 3-0

Secretary Elwyn Grant

President Eric Kristiansen