

Windy Hill Farms Homeowners Association  
Board of Directors Meeting  
Windy Hill Farms Clubhouse  
Minutes  
Aug 14, 2008

Attendees:

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

PMG: Corrin Adger

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

I. A Call to order

A. Mark called the meeting to order at 7:20 PM

II. Approval of Prior Meeting Minutes

A. Amy motioned to approve the July minutes with corrections, 2<sup>nd</sup> by Elwyn, carried 3-0.

III. Committees

A. Social Committee

1. Next outdoor movie will be on Aug 23
2. Halloween party will be on Oct 26th

B. Landscape Committee

1. Bubblers were added for the trees in the drainage area on Thomas Drive

C. Pool & Recreation Committee

1. Had to disconnect the cooler on the fountain because it was shocking people.
2. Replaced the pool light
3. The play ground border will be replaced next Thursday.

D. ACC Committee

1. NA

E. Welcoming Committee

1. NA

IV. Management Report

A. Financial Summary

- |                            |   |
|----------------------------|---|
| 1. Total Assets:           | \$223,511.27 as of Jul 31 <sup>th</sup> |
| 2. Net Income              | : (\$11,649.26) for Jul.                |
| 3. Net Income year to date | \$83,925.33 as of Jul 31 <sup>th</sup>  |
| 4. Accounts Receivable:    | \$18,593.33 as of Jul 31 <sup>th</sup>  |

B. Delinquency Report

1. Major Delinquencies

- a) Quintero 430 Soren Drive (Quintero) Sent Demand Letter
- b) Henderson 201 Justin Road (Henderson) Has agreed to pay the 2008 dues and has started on a payment plan for the rest
- c) Williams 316 Thomas Drive, (Williams) The foreclosure was completed. Riddle and Williams will wait on an eviction letter. Authorizing to file law suit on previous owner.
- d) Hickman 131 Merideth defaulted on payment plan, starting the lien process at Riddle and Williams Demand letter sent
- e) Fleming 421 Seleta Demand Letter sent
- f) Nguyen 437 Seleta
- g) Dalton 317 Thomas Drive Title Report Ordered
- h) Ross 705 Ashley Place Demand Letter sent
- i) Salas 701 Ashley Place Demand Letter sent
- j) Barnett 609 John Close Sent Demand Letter
- k) Smith 306 Christopher Circle

V. Unfinished Business

A. NA

VI. New Business

A. Allowing the city to place Bobcat traps was approved by email, carried 3-0

VII. Community Leadership Update

A. NA

VIII. Next Meeting Agenda Items

A. NA

IX. PMG Action Items

A. Reserve the club house for Oct 25 and 26 for the Halloween party

X. Adjournment

A. Amy motioned to adjourn at 7:54, 2<sup>nd</sup> by Eric, carried 3-0

Secretary Elwyn Grant

President Eric Kristiansen