

Windy Hill Farms Homeowners Association
Board of Directors Meeting
Windy Hill Farms Clubhouse
Minutes
September 13, 2007

Attendees:

Board of Directors: Eric Kristiansen, Mark Dalglish and Amy Nutz

PMG: Corrin Adger

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

A Homeowner

1. 422 Soren Drive
 1. Requested an extension, to fix the roof, till the end of February, 2008, due to hardship, as the new owner.

B Annual Meeting Continued (Held before the Monthly HOA meeting)

1. Eric called the meeting to order at 6:48 PM
2. There were no homeowners present.
3. Eric adjourned the meeting, to be continued next month, at 7:05

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 August , 2nd by Amy, carried 4-0.

III. Committees

A. Social Committee

1. Amy motioned to spend \$1500 on the Fall Festival, 2nd by Eric, carried 4-0

B. Landscape Committee

1. Rhonda presented the landscaping ideas for the corners on Heritage. The Board requested email approval from Shannon on his corner and a 2nd bid, before proceeding.

C. Pool & Recreation Committee

1. No trespassing signs installed by the showers
2. The light fixture needs to be replaced in the ladies room
3. Need tile in the bathhouse

D. ACC Committee

1. Eric motioned to extend the roof replacement deadline for 422 Soren Drive to Feb. 29th, 2008, 2nd by Elwyn, carried 4-0

E. Welcoming Committee

1. Elwyn to add Teri to the email list.

IV. Management Report

A. Financial Summary

1. Total Assets: \$173,252.66 as of Aug. 31th
2. Net Income (\$10,967.68) for Aug.
3. Net Income year to date \$66,571.07 as of Aug. 31th
4. Accounts Receivable: \$12,390.42 as of Aug. 31th

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, a lien was filed on Aug. 9th
 - e) 620 Karen Pass, a demand letter was sent on July 25th

V. Unfinished Business

- A. Mark motioned to go ahead with the lawyer, on 430 Soren, 2nd by Mark, carried 4-0

VI. New Business

- A. NA

VII. Community Leadership Update

- A. Fourteen screen movie theater proposed for Murphy

VIII. Next Meeting Agenda Items

A. TXU to review our services

IX. PMG Action Items

A. Check to see if we have a lien on 131 Meredith. Paid in full (done)

B. Remove the charges at 211 Elizabeth Drive since they have fixed the retaining wall (done)

C. Check when the water fine is due. Paid (done)

D. Make a list of the steps involved in Violation Letters. Elwyn volunteered to do this before the next meeting (done)

X. Adjournment

A. Eric motioned to adjourn at 8:45, 2nd by Amy, carried 3-0

Secretary Elwyn Grant

President Eric Kristiansen