

Windy Hill Farms Homeowners Association  
Board of Directors Meeting  
Windy Hill Farms Clubhouse  
Minutes  
Sept 23, 2008

Attendees:

Board of Directors: Eric Kristiansen, 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. Eric called the meeting to order at 7:06 PM

II. Approval of Prior Meeting Minutes

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

III. Committees

A. Social Committee

1. Amy to send out another request for someone to lead the Fall Festival or it will be cancelled.

B. Landscape Committee

1. NA

C. Pool & Recreation Committee

2. Pool to close 10-15

D. ACC Committee

1. NA

E. Welcoming Committee

1. NA

IV. Management Report

A. Financial Summary

1. Total Assets:	\$ 202,476.62 as of Aug 31 <sup>th</sup>
2. Net Income	: (\$21,726.19) for Aug.
3. Net Income year to date	\$ 62,199.14 as of Aug 31 <sup>th</sup>
4. Accounts Receivable:	\$ 19,700.77 as of Aug 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, Title Report Requested on 9-16
- e) Fleming 421 Seleta Demand Letter sent, Title Report Requested on 9-16
- f) Nguyen 437 Seleta
- g) Dalton 317 Thomas Drive Title Report Ordered
- h) Ross 705 Ashley Place Demand Letter sent, Title Report Requested on 9-16
- i) Salas 701 Ashley Place Demand Letter sent, Title Report Requested on 9-16
- j) Barnett 609 John Close Sent Demand Letter, Title Report Requested on 9-16
- k) Smith 306 Christopher Circle

V. Unfinished Business

- A. Discussed proposed document changes written up by Riddle and Williams

VI. New Business

- A. NA

VII. Community Leadership Update

- A. Talked about zoning changes proposed on 544

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 (done)
- B. Provide Riddle and Williams charges for updating documents.

X. Adjournment

- A. Eric motioned to adjourn at 9:01, 2<sup>nd</sup> by Amy, carried 4-0

Secretary Elwyn Grant

President Eric Kristiansen