

Windy Hill Farms Homeowners Association, Inc.

Board of Directors Meeting Minutes

Tuesday, March 26, 2019, at 6:30 p.m.

130 Shelby Trace, Murphy, TX 75094

- 1. Call to Order:** Meeting was called to order at 6:43.
- 2. Roll Call:**
 - A. Establish Quorum- Quorum was established with 3 members of the Board in attendance.
 - B. Proof of Notice- Emailed on March 15, 2019, and posted to community website.
 - C. Introduction of Board Members & Community Manager:

Present <input checked="" type="checkbox"/> Wade Williams, President	Present <input checked="" type="checkbox"/> Chad Yeary, Vice President
Present <input type="checkbox"/> Eric Kristiansen, Secretary	Present <input checked="" type="checkbox"/> Rajesh Jyothswaran, Member
Present <input type="checkbox"/> Christopher Schools, Treasurer	Present <input checked="" type="checkbox"/> Sebastian Dodson, Community Mgr.
- 3. Approval of the January 2019 meeting minutes:** Everyone read the January 2019 meeting minutes. A motion was made by Rajesh to approve the meeting minutes, seconded by Chad, with all in favor the motion was carried.
- 4. Financial Review/Treasurer's Report:** **Operating \$159,200.05 Reserve \$115,099.52**
 - a. AR 2-28-2019: \$43,735.34 AR 1-31-2019: \$59,434.77 Difference \$15,699.43
- 5. Community Mgr. Report:**
 - a. Worked with vendor to modify pool gate.
 - b. Followed up with vendors regarding handyman repairs around the clubhouse and pool.
 - c. Purchased and delivered signs for the association.
 - d. Following up with Infassure regarding new clubhouse locks issues.
- 6. Ratify prior actions:**
 - a. Board denied write-off for account number 69105*****.
 - b. Board approved write-off for account number 69115*****.
 - c. Board approved write-off for account number 69121*****.
 - d. Board approved write-off for account number 69127*****.
 - e. Board agreed to wait to consider write-off request for account number 69114***** until assessments portion of delinquent balance is paid.
 - f. Board denied homeowners request for monetary compensation for inconvenience regarding account number 69114*****.
 - g. Board approved producing ACC request reminder signs for the community.
 - h. Board approved removing a tree that had fallen on a homeowner's property from common area.
- 7. Old Business Still on the Table:**
 - a. N/A
- 8. New Business:**
 - a. Approve pool rules- Wade motioned to approve pool rules with slight modifications, seconded by Chad, with all in favor the motion carried.
 - b. Pool opening date- May 11, 2019
 - c. Furniture and Power Washing- Starfish will set up furniture and power wash including deck for \$495.00.
 - i. Chad motioned to approve Starfish, seconded by Wade, with all in favor the motion carried.
 - d. Restroom deep clean- Holms will deep clean the outdoor restrooms for an increased cost of \$100.00.

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- i. Chad motioned to approve hiring Holms Services, seconded by Wade, with all in favor the motion carried.
- e. Landscaping service- Tabled
- f. Dublin and erosion bids- Tabled
- g. Heritage Monument landscaping final approval- Tabled
- h. Playground Inspection:
 - i. AYS \$375.00 Wade, Chad, All
 - ii. Guardian \$500.00
- i. Confirm Next Board Meeting Date- July 9, 2019- TBD

9. Executive session:

- a. Aging:
 - i. Discuss sending all accounts with a delinquent balance that also include assessments to the attorney. Account numbers are as follows: 69120*****, 69120*****.
 - ii. Review next action on delinquent legal status cases at MM.
 - 1. 69127*****- Action- Motion to file for foreclosure.
 - 2. 69118*****- Action- Motion to file for foreclosure.
- b. Violation:
 - i. Discuss focus of the association.

10. Motions following Executive Session and summary:

- a. Wade motioned to forward account number 69120*****, 69120***** to the attorney's office to escalate whenever actions are available through foreclosure, seconded by Chad, with all in favor the motion carried.
- b. Wade motioned to proceed with foreclosure action on account number 69127***** and 69118*****, seconded by Chad, with all in favor the motion carried.

11. Adjournment: Meeting adjourned at 8:17.