

Windy Hill Farms Homeowners Association, Inc.

Board of Directors Meeting Minutes

Tuesday, September 10, 2019 at 6:30 pm

130 Shelby Trace, Murphy, TX 75094

1. Call to Order: Meeting was called to order at 6:24 p.m.

2. Roll Call:

A. Establish Quorum- Quorum was established with 3 members of the board in attendance.

B. Proof of Notice – Emailed on 9-6-2019 and posted to community website.

C. Introduction of Board Members & Community Manager:

Present Not Present Chad Yeary President

Present Not Present Carl Telthorst Secretary

Present Not Present Eric Kristiansen Member

Present Not Present Rajesh Jyotheshwaran Vice President

Present Not Present Barbara Klingler Treasurer

Present Not Present Rachel Maxon, Community Mgr.

3. Approval of the March 2019 meeting minutes – Everyone read the March 2019 meeting minute. A Motion was made by Barbara to approve the meeting minutes, seconded by Carl , with all in favor the motion was carried.

4. Financial Review/Treasurer's Report – **Operating** \$65,973.74 **Reserve** \$112,856.97

a. AR 7-30-2019: \$22,327.78 AR 8-31-2019: \$21,883.10 Difference \$444.68

5. Community Mgr. Report:

a. Worked with vendor to get bids for clubhouse floor remodel.

b. Worked with Sebastian on smooth transition of CMs.

c. Reviewing governing documents

6. Ratify prior actions:

a. Board approved soccer field tree area mulch and sod bid from C&B landscape for \$1,477.46

b. Board approved pool lighting and wiring issue repair for \$1,500.00

7. Committee Reports:

a. Architectural Control Committee – No update

8. Old Business Still on the Table:

a. Clubhouse furniture assessment and discussion – Barbara will lead refurbishing the chairs in the clubhouse. Budget under \$5,000. Eric motioned to approve; carl seconded. All in favor the motion carries.

b. Clubhouse Flooring Refurbish- Awaiting additional bids.

c. Signage missing on the trail between the two sides of the community – change color to green with white lettering. Change enjoy being safe. Only one. Eric motion to approve with changes, Barbara seconded, all

d. Website update. Barbra will update.

9. New Business:

a. Cleaners to move trash cans out-Starfish will place bins out on Wednesdays.

b. National Night Out: October 1- Reserve clubhouse, possible party.

c. Starfish winterization- Eric motioned to approve, Barbara seconded. All in favor the motion passes.

d. Rachel will get Bids for fireplace reno-2 style one to ceiling and one on the bottom.

10. Executive session:

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- a. Aging:
 - i. Discuss sending all accounts with a delinquent balance that also include assessments to the attorney. Account numbers are as follows: 69109*****
 - ii. Review current accounts in legal

11. Motions following Executive Session and summary

- a. Board voted to schedule an in-person meeting with homeowner of account 69115***** regarding violations and account balance.
- b. Board voted to send 69109***** to legal.

12. Adjournment – Meeting adjourned at 7:49 p.m.