

Windy Hill Farms Homeowners Association, Inc.

Board of Directors Meeting Minutes

Tuesday, February 11, 2020 at 6:30 pm

130 Shelby Trace, Murphy, TX 75094

- 1. Call to Order:** Meeting was called to order at 6:30 p.m.
- 2. Roll Call:**
 - A. Establish Quorum- Quorum was established with 4 members of the board in attendance.
 - B. Proof of Notice – Emailed on 2/3/2020 and posted to community website.
 - C. Introduction of Board Members & Community Manager:

Present <input checked="" type="checkbox"/> Not Present <input type="checkbox"/> Chad Yeary President	Present <input checked="" type="checkbox"/> Not Present <input type="checkbox"/> Carl Telthorst Secretary
Present <input checked="" type="checkbox"/> Not Present <input type="checkbox"/> Eric Kristiansen Member	Present <input type="checkbox"/> Not Present <input checked="" type="checkbox"/> Rajesh Jyothiswaran Vice President
Present <input checked="" type="checkbox"/> Not Present <input type="checkbox"/> Barbara Klingler Treasurer	Present <input checked="" type="checkbox"/> Not Present <input type="checkbox"/> Rachel Maxon, Community Mgr.
- 3. Approval of the March 2019 meeting minutes** – Everyone read the November 2019 meeting minute. A Motion was made by Chad to approve the meeting minutes, seconded by Carl, with All in favor the motion was carried.
- 4. Financial Review/Treasurer's Report** – **Operating** \$152,565.42 **Reserve** \$107,786.89
 - a. AR 12-31-2019: \$23,809.71 AR 1-31-2020: \$59,744.35 Difference \$35,934.64
- 5. Community Mgr. Report:**
 - a. Reviewed account information for renewal prep for insurance
 - b. Sourcing bids to install signs.
 - c. Annual meeting space has been confirmed.
 - d. Pool opening preparation, insurance and Tax prep.
- 6. Ratify prior actions:**
 - a. Board approved clubhouse faucet upgrade with Legacy Plumbing totaling \$1,274.00
 - b. Board approved a new sign for the parking lot area.
 - c. The Board approved write offs for accounts 691050****, 691050****, 691040****
- 7. Committee Reports:**
 - a. Architectural Control Committee – no updates.
- 8. Old Business Still on the Table:**
 - a. Hanging Neighborhood signs- Barbara motions to use Alamo, Carl seconded, all in favor the motion passes.
- 9. New Business:**
 - a. Weed Violations and notices- letter with notice of spring yard letter. Spring work email to go out with Pool rules. On Annual Meeting notice maybe?
 - b. Pool Opening and Rules- **Alcohol in the pool? No glass. No pool furniture in pool, if seen cost may be charged to homeowner replacement or removal- bolded. #23- non-paid members cannot have access to the pool, deactivation if unpaid dues. disorderly conduct.**
 - i. Email access on who has what cards. List of this? Reactivation event
 - ii. Board reviewed pool rules and discussed changes that may need to be made.
 - iii. No Spring break opening. Opening date May 1 second weekend of October as closing date.
 - iv. 4 days in the month of May at clubhouse to give out cards

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- c. Annual Meeting- May 13, two positions open for election.

10. 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: No accounts available currently.
 - ii. Discuss current accounts at the Attorneys office: 691040****

11. Motions following Executive Session and summary

- a. Homeowner hearing regarding violations for account number 691150****
- b. Discussion on accounts at the attorney's office and no actions needed.

12. Adjournment – Meeting adjourned at 7:56 pm.