

WOODHILL HOMEOWNERS ASSOCIATION BOARD MEETING

Payson Library Meeting Room, 6:00 p.m.

Meeting Date: 4-08-2011

**CALL TO ORDER**

Call to order on 4-08-11 at 6:02pm by Mark Miller, President.

Confirmed quorum, Mark Miller, Tammy Pickering. John Summits, Ed Cameron present.

“Homeowners List” passed for homeowners to sign in

**SECRETARY’S REPORT – Tamara Pickering**

Minutes from March 11<sup>th</sup> version two were reviewed and motion to approve as written by John, second by Ed, all in favor.

**TREASURER’S REPORT – Ed Cameron**

Balance sheet and income statement reviewed and approved as presented. Four disbursements of \$560.18. Tammy moved to approve, second by John. All in favor

**ARCHITECTURAL REPORT – John Summits**

Architectural Review Updates – Dan Kealey

Lot 313 & 314 – house never had occupancy certificate. Homeowner requested tenant place garbage can in garage. Requested deadline extension for satellite dish and clean up of weeds. Dan will speak with city to ask whether the erosion can be acted upon.

Mark moved to allow until end of month for satellite dish, maintain current deadline for weeds and garbage can.

Lot 286 – materials are available to close off garage. Dan is checking with town as to requirements. Neighbors may volunteer to assist.

Lot 331 – move shed out of view of street. Neighbor can now view, and trash can also visible. Agreed to paint playhouse brown. Homeowner to paint playhouse and remove trash can.

Lot 289 – wind chimes quite loud, homeowner now aware, we will continue to monitor

**Fence Standards**

Dan did survey of all front yard fences. He noted :two exist of block walls, one that is acceptable, one that is not; three homes have fences within three foot statute we have and painted body color of house; one exists with white picket fence; cedar wood split rail is most popular fence, 29 exist. One is painted white, others are body color of house (allowed by CCR’s currently). Front patio fences exist. One yard of block stone in front, grandfathered in per builder.

Architectural Committee presented document for Fences and Fence Walls

Suggested amendments:

The Architectural Committee adopted the following standards for front yard fences and fence walls.

The only approved fences are cedar wood split rail fences and stone walls.

Conditions for split rail fences:

The fence may remain natural or be stained one of the approved four (4) colors.

The split rail fence may extend to the sidewalk.

Conditions for stone walls:

Stone walls are allowed for the front porch and patio area of the structure. The street facing side of the stone wall must be faced with stone that is similar to the decorative stone on the front of the structure.

The stone fence wall must be installed behind the point of the dwelling unit closest to the front property line and its maximum length is not to exceed the width of the dwelling unit.

Requirements for both style fences:

The maximum height of said fences and fence walls is three (3) feet.

All fences must be approved by the architectural committee prior to installation.

Existing front yard fences and fence walls installed with Architectural Committee approval are grandfathered in and not subject to these new standards.

Changes to paragraph three:

Brown vinyl clad chain link fencing may be only used in back yards. No perimeter fences or fences on a corner lot facing the street may be of vinyl clad chain link construction with the exception of the portion of the fence facing the street that connects an approved vinyl clad back yard fence to the dwelling. Privacy inserts are not allowed in any vinyl clad chain link fences.

Ed moved to accept as amended, John second, all in favor.

Lot 250 requested list of approved colors for paint. John requested Dan provide her the approved colors.

### **OLD BUSINESS**

Property Manager review – proposal sent by Ed was reviewed and John suggested some changes. Ed will coordinate with Jere as to the top choices to send a request for response to the proposal.

Posting of updated documents to the website will be postponed until the decision is made whether to contract with a property manager.

Dan will inquire as to whether Connie can post the documents to the website.

Weed issues – Fred and Ralph will do survey starting in two weeks.

Parking issues – several instances where regulations have been left on vehicles, most owners cease and desist after receiving. One notified this week, Mark will verify they have stopped.

Website status: Pend contract decision until after Dan speaks to Connie. Ed moved to pay Dillon \$55.96 to cover his one month of fees and the two year domain renewal. Second by John, all in favor

### **NEW BUSINESS**

Spring Clean-up – dates went out in newsletter. Begins April 14<sup>th</sup>.

Other new business – none

**HOMEOWNER'S OPEN FLOOR DISCUSSION**

Homeowner stated satellite dishes on front of house are visually objectionable.

Architectural committee approval is required and must meet standards.

Ground mounting can prevent issues.

**ADJOURNMENT**

Next Meeting: May 13, 2011

Motion to adjourn by Ed, second by John, all in favor.

Meeting adjourned at 7:52pm