

# Woodhill Homeowners Association

## BOARD OF DIRECTORS MEETING APRIL 13, 2012

**CALL TO ORDER:** Mark Miller called the meeting to order at 6:10 p.m. The following Board Members were present: Fred Pulve, Connie Cockrell and Mark Miller.

Robin Thomas represented AMCOR Property Professionals, Inc.

Guests: See Sign in Sheet

**MINUTES:** Robin read the minutes from the March 9, 2012, meeting.

Motion made by Connie to approve the March 9, 2012, minutes as submitted, second by Fred. The Motion carried.

**FINANCIALS:** Jere Jarrell reviewed the April 13, 2012, financial statement. There were 4 disbursements this month totaling \$1,277.74.

Motion made by Fred, second by Connie to approve the disbursements as submitted. The Motion carried.

Total receivable YTD as of April 13, 2012 is \$3,472.00. Total income YTD is \$17,366.70, total expenses YTD \$6,514.34, total assets YTD \$35,625.22.

### **ARCHITECTURAL REPORT:**

Fred gave a summary of the requests for the month. There was a total of 3 new submittals which were approved; One to paint trim, one to install sunshades, one to install a concrete slab and a pending request for Solar Panel installation that the AC ("Architectural Committee") is waiting for additional information.

Dan Kealey reviewed proposed changes to the Exterior Lighting Policy. The AC has rearranged the policy to put the Town of Payson exterior lighting policy at the top of the policy and indicated that the Association does not want to enforce the Town's policy, owner's can handle those types of lighting complaints by contacting the Town of Payson directly.

The AC is working on a new form regarding solar installation forms whereas solar installation has its own specific project request form to complete in order to facilitate the approval of these items. This should make it easier for owners to fill out, submit and move forward with their project.

Dan stated that there is a vacancy on the AC. John Summits has volunteered to serve on the committee.

Motion made by Fred to appoint John Summits to the AC, second by Connie. The Motion carried.

**MANAGEMENT REPORT / OLD BUSINESS:** Robin reviewed the Management Report.

The new standards were updated on the website.

The dumpster has been ordered and placed on April 12<sup>th</sup>.

Newsletter was sent out.

**HOMEOWNER SESSION:**

Jane Harris at 915 W. Landmark asked why we have 3 different trash companies because it seems to damage the roads quicker. Can we have one vendor who services Woodhill? AMCOR stated that it would have to be a provision in the CC&Rs giving the Association the ability to mandate service. Robin will review the documents to give the homeowner an answer. Mark stated that even if the CC&Rs stated we can do it, it may not be a move the Board would like to make due to allowing owner's still have a choice. Connie stated that a move like that could put a smaller company out of business.

There being no further business, Motion made by Connie, second by Fred to adjourn the meeting at 7:08 p.m.

Respectfully submitted,

Robin L. Thomas, CMCA  
Director of Management