

WOODHILL HOMEOWNERS ASSOCIATION

Board of Directors Meeting

8/9/13

CALL TO ORDER

Mark Miller called the meeting to order at 6:02pm, full quorum with all board members present

Robin Thomas represented AMCOR Property Professionals, Inc

Guests: see sign in sheet

Minutes – Tammy Pickering read Meeting Minutes from 7-12-13. Motion to approve by Connie, second by Ed, all in favor.

Financials – Ed Cameron reviewed the financials. No material change to financial statements form last month.

Four disbursements totaling \$1168.50

Approval of disbursements moved by Fred, second by Connie, all in favor.

Jere- 21 closings this year, 2 in process, ahead of last year and budget.

Jere has been working with Cooka on drainage project, also discussed with Town maintenance, surveyed problematic areas.

ARCHITECTURAL REPORT – Fred Pulve

Retaining wall approved with conditions

Solar panel installation approved with conditions

Discussion regarding clean up of lots

Noted some homeowners are disposing of their dead vegetation by dumping on unoccupied lots. Noted we should address in next newsletter.

Standards for Landscaping and Maintenance –Strike 6 ft, change on unimproved lots...end with verbiage that any lot that is a potential fire hazard should be referred to the town of Payson. “Reasonable” is subject to interpretation.

Ed moved to adopt new language, Connie second, all in favor.

Will add to next newsletter along with prohibited dumping of vegetation noted above.

Dan Kealey asked for explanation of grandfathering terminology. Robin explained attorneys explain it as when a previously approved item is now not allowed, we cannot make the owner remove/change it immediately. However, when they sell or repair/replace for normal maintenance, they must comply with the new guidelines.

Ed proposed verbiage for Architectural grandfathering policy:

Please note if you have a prior approval from the declarant...

Ultimately it is the homeowner’s responsibility to verify any change/upgrade/refurbishing of the exterior of their home meets with current architectural standards. If an architectural change was not approved or does not meet current standards, upon transferring ownership you will be notified it must be corrected by either the buyer or seller.

We can also send specific letters where the failure to meet standards is visible to the architectural committee/AMCOR via routine inspection

If you are unsure whether your situation complies, please contact Robin at AMCOR to review the status.

Add link to Architectural Standards

Robin will revise the draft and distribute to the board.

Yard décor exceeding standards/not suited to mountain décor –refer to Architectural Standards, taking into consideration the grandfathering policy. Robin will add decorative yard art to the description and revise the wording of the Standard.

MANAGEMENT REPORT – Robin Thomas  
Robin reviewed the action items from the last meeting.

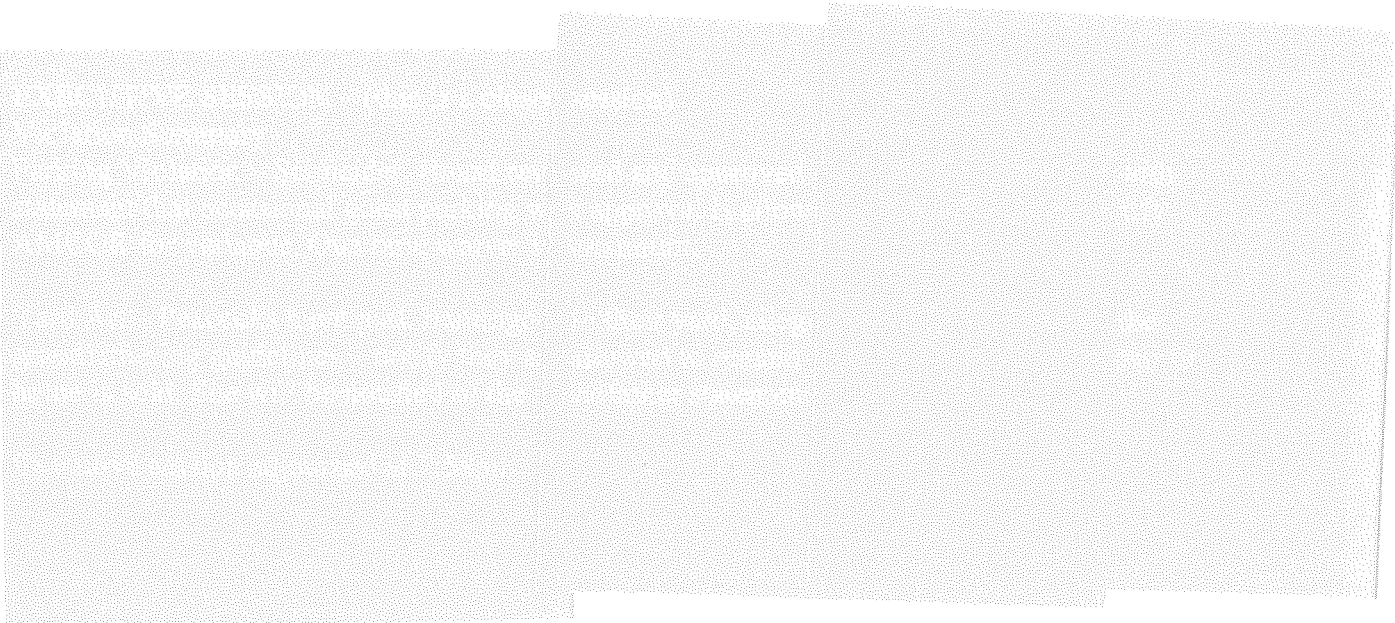
OLD BUSINESS  
None

NEW BUSINESS  
Lot 104 – 918 W Country Lane  
Drainage Concern / Rip-Rap – Dick Torrens explained the drainage occurs on his property. The drainage canal has eroded; water has come to top of the canal during heavy storms. Dan and Dick will speak with Curtis

HOMEOWNER'S OPEN FLOOR DISCUSSION

ADJOURNMENT  
Next meeting: September 13, 2013  
Motion to adjourn made by Ed, second by Connie, all in favor  
Meeting adjourned at 7:40pm

Respectfully submitted,  
Tammy Pickering, Secretary



# NOTES

WOODHILL 8/9/13

Rick + Connie Adom

931 W. Country Ln.

Dick Torrens

918 W Country Ln.

Dan Kealey

900 W Sherwood Ln.