

WOODHILL HOMEOWNERS ASSOCIATION

ANNUAL MEETING OF OWNERS

SEPTEMBER 16, 2016

MINUTES

ROLL CALL: See Sign-in sheet. Board members present were: Dave Bathke, John Summits and Robin Thomas was present to represent AMCOR Property Professionals, Inc.

CALL TO ORDER/QUORUM VERIFICATION: Dave Bathke called the meeting to order at 6:00 p.m. Pursuant to the Woodhill Homeowner Association's Bylaws, as amended, a quorum of 10% of the membership must be present to proceed with the meeting. A quorum of 156 was present in person or via Mail-in Ballot.

INTRODUCTIONS: The Board Members and Architectural Committee Members introduced themselves and their respective positions. The owners present then introduced themselves.

MINUTES: The minutes from the January 22, 2016, annual meeting were read.

MOTION made by Rich Odom, second by Mrs. Zurbachen to approve the annual minutes as presented. The Motion carried.

TREASURER REPORT: Robin Thomas gave the financial report as outlined in the power point presentation by Jere Jarrell.

Total Assets as of August 18, 2016 are \$41,583.46. There is an Accounts Receivable of \$7,443.81, for which one half of this amount is a judgment against one Lot owner.

The projected addition to the Reserve Fund in 2016 is \$3,493.00.

A 2017 proposed budget was submitted by Jere Jarrell and reviewed. The Board of Directors will be making a decision on adopting a budget at the next regular Board Meeting.

PRESIDENT'S REPORT: Dave Bathke reviewed the 2016 accomplishments:

- Monthly maintenance of drainage channels continued.
- Private Community Signage.
- Continued CC&R enforcement (mainly for parking, weeds and trash cans).
- Had our 13th successful Spring Clean-up Project.
- Letters to Owners to Repaint Homes – Successful!
- Sent our quarterly newsletters.
- Continued very good and successful working relationship with AMCOR Property Professionals, Inc. for 5 years.

2017 Goals:

- Continue to enforce Community Guidelines and Policies.
- Monitor Reserve Account.
- Add rip-rap to selected HOA maintained drainage washes.

ARCHITECTURAL REVIEW COMMITTEE REPORT: Dan Kealey reported the following:

- Successful and uniform review of all submittals.
- Since January 2016 – 45 submittals with 43 approved.
- Approval is needed prior to making changes to the exterior of the property/lot without obtaining HOA approval. There is a \$300 fine for completing projects prior to approval.
- AC will continue to be responsive to changes in new products that reduce maintenance and meet our standards.

There being no further business, the meeting was adjourned at 6:51 p.m.

Respectfully submitted,

Robin L. Thomas, CMCA, AMS
AMCOR PROPERTY PROFESSIONALS, INC.