

Woodhill Homeowners Association

Annual Meeting January 22, 2016

Roll Call: See sign-in sheet. Board members present were: Mark Miller and Connie Cockrell.

Robin Thomas was present to represent AMCOR Property Professional, Inc.

Call to Order/Quorum Verification: The meeting was called to order at 6:00 pm. A quorum was verified of 202 members present in person or via Absentee 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 December 8, 2014 annual meeting were read. Motion made by Fred Pulve, second by Dave Bathke to approve the minutes as submitted. The Motion carried.

Treasurer's Report: Robin Thomas gave the treasurer's report as outlined in the power point presentation.

Total Assets as of December 11, 2015, were \$31,784.00; Total Income \$21,399.00; Total Expenses \$18,297.00, which includes a projected \$3,102.00 added to the Reserve Account at the end of 2015.

The 2016 Adopted Budget was reviewed. The annual membership dues per lot will remain \$44.00 for 2016.

President's Report: Connie Cockrell reported the following 2015 accomplishments:

- Monthly maintenance of drainage channels continued
- Continued CC&R enforcement (mainly for parking, weeds and trash cans)
- Had our 12th successful Spring Clean-up Project
- Letters to Owners to Repaint Homes – Successful.
- Sent out quarterly newsletters
- Continued a very good and successful working relationship with AMCOR Property Professionals for the past 4 ½ years

Goals for 2016 include:

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

Architectural Committee Report: Dan Kealey and Fred Pulve reported the following:

- Successful and uniform review of all submittals
- Since January 2015 – 46 submittals with 43 approved
- Continued problem in 2015 with several owners making changes to the exterior of the property/lot without obtaining HOA approval. There is a \$300 fine for completing projects prior to approval.
- The Architectural Committee will continue to be responsive to changes in new products that reduce maintenance and meet our standards.

Board Elections: There are three (3) seats up for election, serving a 2-year term. There are three (3) candidates running this year: Dave Bathke, Doug Cook and Bob Stewart

Motion made by Fred Pulve to elect the slate by acclamation, second by Dave Bathke. The Motion carried unanimously.

There being no further business, the meeting was adjourned.

Respectfully submitted,

Robin L. Thomas, CMCA[®], AMS[®]