

**Woodhill Homeowner's Association  
Board of Director's Meeting  
January 11, 2013**

**Call to Order:**

Mark Miller called the meeting to order at 6:04pm. The following board members were present: Fred Pulve, Mark Miller, Ed Cameron, and Tammy Pickering.

Robin Thomas represented AMCOR Property Professionals, Inc.

Guests: See Sign in sheet

**Minutes: Tammy Pickering**

Tammy read the minutes from the 10-12-12 and 12-11-12 meetings. Correction to October minutes to read September, Ed move, Fred second, all in favor. No November meeting was held. Minutes of 12-11-12 move to approve the minutes as read by Ed, Fred second, all in favor.

**Financials: Ed Cameron**

Two disbursements for \$441.35, booked in 2012

2013 Total disbursements of \$1899.00

Fred move to approve expenditures, Mark second, all in favor.

Discussion regarding annual nonprofit directors and officers liability policy – notation of pending or prior litigation ate of 2-23-10. Jere noted we were named as third party in a lawsuit that we were not a party of; they needed to indemnify and release us from suit.

**Architectural Report: Fred Pulve**

Decisions approved since last meeting:

501 Woodhill - tankless water heater approved

815 W Oak Ridge Circle – request for solar panels approved with conditions

929 W Country Ln - for solar panels approved with conditions

911 W Sundance Circle – for solar panels approved without conditions

Lot 95 Solar panel request was denied due to failure to submit sufficient documentation

Awnings and Screen Standards Draft – Dan Kealey

First sentence: Change All or Any to All

Appropriate design – change to must be architecturally compatible with the design for that home

Third sentence: Traditional Design is vague – insert drawing to define and keep verbiage;

Also pointed out that last sentence under Sun Control Screens should be deleted as it refers to awnings

Sun Shades – change to Roll Up Sun Shades in title

Motion to approve the recommendations by Ed, Tammy second, all in favor

Lot 331 request – Dan met with town, they have approved footing wall that is engineered. Will build wood fence 4 foot, block wall will be 3 feet as seen by neighbors.

Lot 98 – needs to trim to allow visibility at intersection

Lot 276 – rocks discolored by stain, request to remove the stain. Dan and Jere will discuss with homeowner.

Awning situations that were put in without architectural standards and need to be replaced due to condition will be addressed

**Management Report/Old Business:**

Robin reviewed the management report  
Action items from October complete. Budget approved and mailed with annual meeting notice.  
Resolution for Jere to represent the association presented for signatures. New procedure - Unanswered letters from Amcor go to Jere. Resolution was adopted Nov 13, 2012 by unanimous consent.

Discussion regarding house outside Woodhill, unknown situation. Homeowners could complain to the town.

**Old Business:**

Screens covered in Architectural review

**New Business:**

Newsletter scheduled this month. Topics suggested – awning standards, information regarding officers, reminder of dues, value the HOA represents to members – recommending getting quote from the homeowner who made comments at the annual meeting and including a photo of the home referenced above that is outside Woodhill. Robin will draft and Ed will review. Invite “letters to the editor”

**Homeowner Session:**

Mr. Pearson: Purchased home, did not realize HOA fee was separate from mortgage and insurance. After receiving flyer contacted Johnnie Duggan (prior board member), asked her to please call if any issues were noted. Alleges 3 years later Jere called to notify we are going to court, attorney fees included. Mr. Odom commented Johnnie would not be able to respond due to personal issues and no longer a board member.

Robin clarified that Mr. Pearson has paid past dues.

Mr. Pearson thinks communication goes a long way and phone calls are helpful.

There being no further business, Motion made by Fred to adjourn and second by Ed to adjourn the meeting at 7:06pm

Respectfully submitted,

Tamara Pickering,  
Secretary