

WOODHILL HOMEOWNERS ASSOCIATION BOARD MEETING

Payson Library Meeting Room, 6:00 p.m.

Meeting Date: 1-13-2012

CALL TO ORDER

Call to order on 1-13-12 at 6:02pm by Mark Miller, President
Confirmed quorum, Mark Miller, Tammy Pickering, Fred Pulve, Connie Cockrell, and Ed Cameron present.

“Homeowners List” passed for homeowners to sign in

SECRETARY’S REPORT – Tamara Pickering

Minutes from 11-11-11 were reviewed and motion to approve with correction of javelin to javelina, by Ed, second by Connie, all in favor. 12-6-11 minutes read, Fred moved to approve, Connie second, all in favor.

TREASURER’S REPORT – Ed Cameron

Eight disbursements, all approved by e-mail previously.
Two disbursements tonight – Tom Cooka and Amcor, \$803 total
Board approved refund of overpayment of dues by homeowner.
Fred moved to approve all disbursements, Tammy second, all in favor.

ARCHITECTURAL REPORT – Fred Pulve

Architectural Review Updates:

Six requests received, 5 approved, 1 denied for fence pending drawings
No additional requests received from Mr. Roundtree post last meeting

Dan Kealey:

Documents require modification, copies distributed to board.

Exterior Paint Document

Add General Statement that defines “neighborhood” refers to Woodhill Subdivision.

Fence Standards: Vinyl solid panel fences are approved for back and side yards.
Approved colors are tan and brown. White fences of any type are not approved. Brown vinyl clad chain link fencing may only be used in back and side yards. No perimeter fences or fences on a corner lot facing the street may be of vinyl clad chain link construction with the exception of the portion of the fence facing the street that connects an approved vinyl clad back yard fence to the dwelling, and the connecting piece cannot extend past the dwelling. Privacy inserts are not allowed in any vinyl clad chain link fence.

Composite Material Fencing that looks like natural wood in the colors Tuscan Walnut and Cedar are approved with architectural approval.

Fourth paragraph changes: If the Association determines that substantial repair or replacement is needed on an existing fence, the new standards apply.

Robin to provide final language for all changes to the board for review

Drainage area on Sherwood/Wilderness that had previously been maintained has now been cleaned and fences removed. Jere to instruct Tom Cooka that the homeowners are responsible for maintenance of the area Amcor to send note to owners of lots 271, 272, 265, 264, 263, 262, 261, 260, 388, 389, 390 notifying them they are responsible for the maintenance of the drainage area. Ed moved to have Jere amend contract for the maintenance of trail from 270 to 260, and request Lot 80 (town property) walking path be treated equally to path between 60 and 61
Connie second, all in favor

Solar Installations

Add to paragraph 10: Power inverters that are visible to the street or neighbors that cannot be painted due to heat restraints must be suitably screened.

AC form for all construction: Insert “for all new home” construction.

ACS For all Construction: Add homeowners after For: to read Homeowners, contractors, and installers for ALL Construction.

Addendum Control Form: Eliminate the Addendum form.

Add to the original form for All “New” Construction, and a box for initial or amendment.

Add line for Safety Railings, and Dan to write up standards for Safety Railings

Change order of documents to be alphabetical and remove “Arc” from preface for all
Remove Vinyl shed standards document
Include link for paint Dunn Edwards

MANAGEMENT REPORT

Robin reviewed action items from the management report

FasTurtle does not bill, Robin will request yearly invoice (remainder of year) and we will pay in advance yearly

Lucy Briggs – Neighborhood Watch program, requested homeowner list, Robin sent.

Postage to send information was requested. Jere suggested the information be sent to Robin and she sends via e-mail and posts to website. Lucy can also supply article for the newsletter.

OLD BUSINESS

None

NEW BUSINESS

Jere Jarrell presented Woodhill Homeowners Association Compilation of Financial Activity for 2011.

Statute requires report be provided to new buyers, first two pages, Balance Sheet and Profit and Loss are provided

HOMEOWNER'S OPEN FLOOR DISCUSSION

ADJOURNMENT

Next Meeting: February 10, 2012 at 6pm at the Library

Motion to adjourn by Fred, Connie second, all in favor.

Meeting adjourned at 7:45pm

Move to Executive Session

Executive Session

Approval of previous minutes