

Woodhill Homeowners Association

BOARD OF DIRECTORS MEETING JANUARY 10, 2014

CALL TO ORDER: Mark Miller called the meeting to order at 6:05p.m. The following Board Members were present: Ed Cameron, Connie Cockrell, Tammy Pickering, Dave Bathke and Mark Miller.

Robin Thomas represented AMCOR Property Professionals, Inc.

Guests: See Sign in Sheet

MINUTES: Ed read the minutes from the November 8, 2013, meeting.

Motion made by Connie to approve the November 8, 2013, minutes as submitted, second by Tammy. The Motion carried.

Ed read the minutes from the December 9, 2013, organizational meeting.

Motion made by Dave to approve the December 9, 2013, minutes as submitted, second by Connie. The Motion carried.

FINANCIALS: Ed Cameron reviewed the disbursements. There were 3 disbursements this totaling \$483.92 for year ending 2013. There were 2 disbursements totaling \$790.00 for January 2014.

Motion made by Tammy, second by Connie to approve the disbursements as submitted. The Motion carried.

The financial statements for YTD 2013 and January 2014 will be available for review at the February meeting, whereas we do not expect any significant changes since the presentation at the annual meeting on December 9, 2013.

ARCHITECTURAL REPORT:

Connie Cockrell stated we had 8 submissions since the last meeting.

Lot 55 – The owners installed a metal hand railing prior to obtaining written approval. The railing does not meet the current standards. The owner submitted a request, which has been denied by the Architectural Committee. The owner has requested a variance.

The Architectural Committee will work on the standards for handrails, which will be similar to the Porch and Town of Payson Safety Railing Standards and present to the Board for review to be discussed at the next meeting.

MANAGEMENT REPORT / OLD BUSINESS:

Robin reviewed the Management Report and completed items from the previous month.

NEW BUSINESS:

Intersection Traffic Obstructions Due to Landscape – Pursuant to Section 10.13.2 of the Association CC&R's the Architectural Committee can deem an intersection a traffic hazard if there are vegetation or other obstructions.

Motion made by Tammy, second by Ed to proceed with the Enforcement Policy pursuant to Section 10.13.2 of the CC&Rs regarding cutting back of the bushes causing a traffic hazard as complaints are received or noted. Connie, Mark, Tammy and Ed in favor of; Dave opposed. The Motion carried.

Drainage – Jere stated that there is \$1,000.00 in the budget for rip-rap in the Association maintained drainage channels and now is a good time for Tom Cooka to install the rip-rap. Tom Cooka submitted a quote for \$572.00 for the wash south of lot 115.

Motion made by Dave to approve ditch repair at Association maintained wash near Lot 115 to include 3 tons of rip-rap delivered and installed, bags of cement for shoring up the rip-rap , tractors and day laborers and the insurance for the contractor is on file, second by Ed. The Motion carried.

Website – The website needs to be updated with the new Board Members.

Motion made by Ed, second by Tammy to approve the cost to add the new Board Member positions to the website. The Motion carried.

There being no further business, Motion made by Ed, second by Tammy to adjourn the meeting at 7:25 p.m.

Respectfully submitted,

Robin L. Thomas, CMCA, AMS
Director of Management