

**Woodhill Homeowner's Association
Board of Director's Meeting
February 8, 2013**

Call to Order:

Mark Miller called the meeting to order at 6:00pm. The following board members were present: Connie Cockrell, 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 1-11-13 meeting. Move to approve the minutes as read by Ed, Connie second, all in favor.

Treasurers report: Ed Cameron

Seven disbursements for total of \$1505.86

Connie moved to approve expenditures, Fred second, all in favor.

Ed noted in Feb 8th balance sheet accounts receivable Jere made note in Sum of accounts \$8316.81; large portion is judgment on Lot 44 for \$3590.51, balance of \$4084 is 89 parcels with outstanding dues Also noted Jere supplied Compilation Review in accordance with ARS 33-1810. Summary of financial occurrences throughout the year, any homeowner that would like to review may have access. Robin will notify Jere if anyone requests a copy.

Dues were due 2-15, cannot levy late charge until 15 days after the due date, late penalty will be applied after Mar 1

Architectural Report: Fred Pulve

917 Country Ln solar panel request approved with conditions

Dan Kealey:

Lot 69 driveway apron expansion approved

Lot 276 – discolored rocks, clean up in process

Lot 242 – fence in disrepair with numerous different applications/wood/metal/lattice work. Fence needs to be brought up to standards. Dan offered to speak with him regarding the maintenance and standards. Homeowner needs to respond to Amcor notice within 30 days.

Lot 96 installed a canopy they called a gazebo. Any new product must be approved by Architectural committee and Board. Visible from street, color does not match home.

Standards for sheds and patio covers apply to this structure.

Any addition when viewable from neighboring property or from street is generally not allowed.

Suggested we review height limit for items in back yard, Robin will review standards for next meeting.

Management Report: Robin Thomas

Robin reviewed the management report, minutes were corrected and posted.

Awning/sunscreen standards were corrected and posted.

Newsletter sent out, responses were positive.

Lot 254 advised when fence is complete we will review appeal.

Letters to Editor was omitted on purpose.

Jere asked if 2012 P & L and Balance Sheet should be published to website, Board agreed it is public information and may be published.

Old Business:

None

New Business:

Spring clean up normally begins in April. Mid-April to early May dates, notify homeowners in April newsletter.

Dan suggested newsletter should include polite paragraph on weeds and reminder to take care of your property and the value of pre-emergent.

Homeowner Session:

Mr .Odom asked if there is a standard for the size of reflectors for sides of driveway to warn drivers of their curve/driveway? No current limit exists, as long as it is not unusually large. Jere also suggested a left turn sign be put into place by the town. Dan will investigate.

Clarification of the tankless water approval? The vent was outside the home

If structure is in the back yard does it require approval? If it is visible from the street or neighbors, or above the fence line.

There being no further business, Motion made by Fred to adjourn and second by Ed to adjourn the meeting at 6:59pm

Respectfully submitted,

Tamara Pickering,
Secretary