

Woodhill Homeowners Association

BOARD OF DIRECTORS MEETING February 10, 2012

CALL TO ORDER: Mark Miller called the meeting to order at 6:00 p.m.

BOARD MEMBERS PRESENT: Fred Pulve, Ed Cameron, and Mark Miller.

Robin Thomas represented AMCOR Property Professionals, Inc.

GUESTS: See Sign in Sheet

MINUTES: Robin read the minutes from the January 13, 2012, meeting.

Motion made by Fred to approve the January 13, 2011, minutes as submitted, second by Ed. The Motion carried.

FINANCIALS: Ed Cameron reviewed the February 12, 2012, financial statement. There were 7 disbursements this month totaling \$2,584.54. All disbursements and activity is appropriate and pursuant to GAP. In addition, there was an additional disbursement submitted today for reimbursement to legal counsel for collection on two accounts.

Motion made by Ed, second by Fred to approve the disbursements as submitted. The Motion carried.

ARCHITECTURAL REPORT:

Fred gave a summary of the requests for the month. There were a total of two new submittals for change, and one additional information received on a past request.

Lot 277 submitted the additional paperwork and details requested. All information was in compliance with the information requested. The ARC approved the requesting for new fencing.

Lot 331 submitted a request for a new retaining wall. The ARC has requested additional information from the owner. It has not yet been received. AMCOR is sending a letter of denial based on an incomplete submittal. In addition, the Board of Directors agreed that the requested wall, which would be 11 feet tall from the neighbor's side, does not conform to the aesthetics of the Woodhill subdivision.

Lot 17 submitted a request for electronic sunshades to cover 4 windows that are connected only by trim. The sunshades match the home and the electronic top piece matches the home. Pursuant to section 10.21, the Board can grant a waiver and allow the ARC under section 9.9 of the CC&Rs to grant a waiver.

Motion made by Ed, second by Fred to approve the electronic sunshades as submitted subject to Section 10.21 and 9.9 of the CC&Rs. The Motion carried.

Exterior Lighting Policy –

Motion made by Fred, second by Ed, to move the date when holiday decorations go up to the weekend before Thanksgiving. The Motion carried.

Sunscreens – The ARC will investigate sunscreens and develop a standard for the Board to review.

Architectural Standards Revisions – The Board reviewed the revisions made to the Architectural Standards as requested at last month's meeting. All changes were made pursuant to the Board's request.

Motion made by Fred, second by Ed to accept the revisions made to the Architectural Standards as submitted. The Motion carried.

MANAGEMENT REPORT / OLD BUSINESS: Robin Thomas reviewed the Management Report.

Tom Cooka Contract –

Motion made by Ed to approve the revised contract amount of \$260.00 from 3/1/12 to 12/31/12, second by Fred. The Motion carried.

NEW BUSINESS:

The Association will schedule the dumpster clean up for mid April into May.

There being no further business, the meeting adjourned at 7:39 p.m.

Respectfully submitted,

Robin L. Thomas, CMCA®
Director of Management