

WOODHILL HOMEOWNERS ASSOCIATION BOARD MEETING

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

Meeting Date: 2-11-2011

CALL TO ORDER

Call to order on 2-11-11 at 6:03pm by Mark Miller, President.

Confirmed quorum, Mark Miller, Tammy Pickering. John Summits present.

“Homeowners List” passed for homeowners to sign in

SECRETARY’S REPORT – Tamara Pickering

Minutes for Jan 14th meeting were not available (recorded by Clark), to be reviewed at next meeting

TREASURER’S REPORT – Ed Cameron

No report available due to Ed and Jere’s absence

ARCHITECTURAL REPORT – John Summits

Architectural Review Updates – Dan Kealey

Lot 286 – at issue is appearance of house from street, some correspondence has been exchanged. Town has been informed of noteworthy interactions, Dan requested authorization to forward correspondence from homeowner received today. Board authorized. Dan recommended extending date for painting to 3-15, board approved.

Lots 313 and 314 – up for trustee sale earlier this month, no bids, went back to trustee. John met with the trustee, his name to be put on the properties. 314 has renter, 313 empty lot. \$600 accrued for fines, new owner not liable for the fines, responsible for fines going forward. As soon as he is recorded as legal owner, notify him of the violations with time frame to correct.

Lot 346 – fence erection begun without architectural approval. Architectural committee notified, request later completed, meets standards. John moved to approve, Tammy second, all in favor. Mark will notify homeowner of approval.

Lot 232 – dead tree, letter sent to remove, responded to John requesting additional time, approved by committee.

Lot 331 – rental, accessory structure moved in. Standards for town is 3 feet from property line, if wooden – 10 ft from house. Placed against house and on neighbors property line. Will move to another location in subdivision.

Lot 272 – four existing architectural violations that need to be corrected

Review of Architectural Standards:

Exterior Pain and Stain - Move to approve with correction of typographical errors - moved to approve by John, second by Mark, all in favor

Approved Exterior Color Palette – with corrections suggested to verbiage (maintain an approved...and limited to a combination of three colors of the same hue per home) John moved to approve, Mark second, all in favor

Color Control Form for Exterior Color Change – added trim/front door/garage door colors and removed “accent” color, and added e-mail address line. John moved to approve, Tammy second, all in favor

Architectural Control Form – for contractor’s to agree for all construction.

Rename Woodhill Architectural Control Form and Addendum – add “For Contractors”, Dillon will move these to their own area of website

Remove “Association” from Woodhill Homeowners Architectural Review Project Request Form and place under Homeowners section of website

Also add “For Contractors” to Woodhill Homeowners Architectural Committee Standards for New Construction

Move to approve these three forms with changes noted, by John, second by Tammy, all in favor

Standards for Landscaping and Yard Maintenance – issues are visibility from street and to neighbors. Committee will revisit

OLD BUSINESS

Website – Dillon Walker. Discussions with management companies may impact what we contract with Dillon for. Current contract runs through March 9th, next meeting scheduled for 11th.

Renewal and approval of domain name was granted last year, Dillon requesting \$11.99 per year for domain name Go Daddy, additional savings with multiple years purchase. John suggested two year renewal, (\$20.96) can be renewed by any contractor in the future. Board approved. Management company could manage the website, current change requests exist. Can renew monthly or per year. \$15/hr for one year or two year. Monthly is \$35/hr

If renewed for one year and moved to management company, no work would be done, paying minimum of one hour/month up front. \$180 per year plus \$120 fee to renew contract (no renewal fee for monthly contract). Mark requested paperwork for one year renewal at next meeting, board concurred. Paperwork//invoice will be available at next meeting. Working with Connie on refinements to website.

Management company – preliminary plans. Jere Jarrell composed notes, Mark has reviewed. Meeting needs to be held to discuss this topic exclusively. Mark will attempt to find location and set date. May try school district – Julia Randall board room.

Weed issues- no current violation notices. Ralph and Fred will review for weeds and trash prior to next board meeting.

Parking issues – few instances where rules/regs have been placed, no violation letters required in the past month

NEW BUSINESS

Spring Cleanup Plans – normally held late April or early May, dumpster available on Blue Spruce (Lot 199) for homeowners to dispose of trees/weeds/plant materials for two weeks (not trash).

Notification in the newsletter that goes out early April, need to contact Waste Matters to arrange dumpster. Mark will ask Clark about last years arrangements, and possibly ask Clark to arrange

Stumps on lot 199 – Mark will ask Tom Cooka for an estimate to remove

HOMEOWNER'S OPEN FLOOR DISCUSSION

Question regarding any standards related to length of time Christmas decorations may be left up. Nothing exists in current standards, suggest speaking with homeowner directly
Suggested Architectural Committee consider during their revision of the Landscaping and Yard Maintenance document

ADJOURNMENT

Next Meeting: Mar 11, 2011

Motion to adjourn by John, second by Tammy, all in favor.

Meeting adjourned at 7:40pm