

WOODHILL HOMEOWNERS ASSOCIATION BOARD MEETING

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

Meeting Date: 3-09-2012

**CALL TO ORDER**

Call to order on 3-09-12 at 6:04pm by Mark Miller, President  
Confirmed quorum, Mark Miller, Tammy Pickering, Fred Pulve, Connie Cockrell, and Ed Cameron present.

Robin Thomas represented AMCOR Property Professionals, Inc.

Guest: See Sign in Sheet

**SECRETARY'S REPORT – Tamara Pickering**

Minutes from 2-10-12 were reviewed and approved with correction of year from 2011 to 2012, motion to approve by Fred, second by Ed, all in favor.

**TREASURER'S REPORT – Ed Cameron**

Six disbursements, including:

Maxwell Morgan, attorney, already paid \$327.86

\$648.50 AMCOR

\$260.00 Tom Cooka

\$307.70 Jere Jarrell accounting

2 refunds for overpayments @ \$15.00 each

Ed moved to approve all disbursements, Fred second, all in favor.

A/R membership dues for 2012 yet outstanding \$930; 2011 \$263;

2010 \$60; 2009 \$25

Bank has raised minimum deposit required for no fees to \$7500

**ARCHITECTURAL REPORT – Fred Pulve/ Dan Kealey**

Architectural Review Updates:

Lot (808 Elkhorn) approved sunshades

Safety Railings and Screens/Awnings, suggestions submitted by Dan Kealey

**Porch and Town of Payson Safety Railings:** Approved materials are Concrete(cinder) blocks, Metal, wood or composite material that resembles natural wood or a combination thereof.

Vertical support columns must be cinder block, wood or wood composite material. Cinder blocks may be covered with stucco, or left in there their original state. Cinder blocks must be painted the body color of the house. As an alternative the cinder blocks may be faced with stone that matches the house.

Railings can be arranged in a horizontal or vertical configuration. All support frames and railings must be painted the trim or body color of the house. White is not an approved color for this application. Wood railings and wood frames may be stained only one of the four approved color stain. Composite material railings and frames must blend with the approved color stains.

**Exterior Sun Control Screens & Awnings:** All designs, materials and colors must be approved by the Architectural Committee before installing. Approved colors are Brown (Dark? Light? Is light tan a Brown?), Gray (Dark? Smokey, light grey?) and Black. These colors will blend well with most of the homes in Woodhill, if these colors do not blend (according to who? As the HO, I will argue it blends) the Architectural Committee Approval of the requested color is required. The Architectural Committee will visit the home to determine the appropriate color for that home. The screen and awning frames must match the color of the selected materials. Metal awnings are not allowed.

Ed suggested the following edits:

**Exterior Sun Control Screens & Awnings:** All screen designs, materials and colors must be approved by the Architectural Committee before installing. Approved colors are Dark Brown, Dark Gray and Black. If a Home Owner wishes to stray from the approved three dark colors, then Architectural Committee Approval of the requested color is required. If a Home Owner is uncertain about their best choice the Architectural Committee will visit the home to help determine the appropriate color for that home. The screen and awning frames must match the color of the selected materials. Metal awnings are not allowed.

**Porch and Town of Payson Safety Railings:** Approved materials are Concrete(cinder) blocks, Metal, wood or composite material that resembles natural wood or a combination thereof.

Vertical support columns must be cinder block, wood or wood composite material. Cinder blocks may be covered with stucco, or left in their original state. Cinder blocks must be painted the body color of the house. As an alternative the cinder blocks may be faced with stone that matches the house.

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Tammy moved to approve the Safety Railings as amended by Ed, Connie second, all in favor

Board Discussion:

All screen designs, materials and colors must be approved by the Architectural Committee before installing. Approved colors are dark brown, dark grey, black and tan. The screen and awning frames must match the color of the selected materials. Metal awnings are not allowed.

Ed suggested the ARC publish screens to accompany color palette.

Include the information, along with doors, in the newsletter, and the penalty for violating the standards.

Until this is finalized we shall add the reminder to the newsletter that all screens and any changes to the exterior of the home need ARC approval

### **MANAGEMENT REPORT**

Robin reviewed action items from the management report

Jere received sample compilation, verified his was fine

Exterior lighting was changed

Lot 331 nothing received in respect to wall

All new standards were updated and published to website, Jere has, and we will add to newsletter. If someone does not have access to web they may call Amcor and it will be mailed

Safety railings completed

Dumpster day – Mark will send draft to Robin. Waste Matters is available for April 14<sup>th</sup> through May 2<sup>nd</sup>.

Solar panel installation guidelines were sent to homeowner as requested

Website all updated

AZ Republic new legislation that is currently being discussed:

- 1) Senate Bill attempt to pass HOA and liens – may not be foreclosed and effective only upon forbearance of property. Essentially means the HOA cannot collect until house is sold. It would require judgment, etc. Doubtful it will pass.
- 2) HOA enforcement/Board indemnification - If homeowner incurs attorney fees and is successful then individual board members are jointly liable and not covered by the boards insurance– because they have not complied with the law. Doubtful to pass
- 3) Leash law – board cannot require a leash unless it is a city ordinance (ordinance in every city)
- 4) Parking regulation back again

### **OLD BUSINESS**

Ed asked if external lighting policy was resolved. No further complaints or issues have been raised. Block Watch captain recommended additional exterior lighting and keep them on all night. Robin to put reminder in the newsletter about exterior lighting and motion sensor lighting.

### **NEW BUSINESS**

Newsletter Articles – as mentioned above, regarding screens, lighting, dumpster days, watching out for your neighbors – per below.

Ralph Thompson sent e-mail regarding fliers hung on doors. HOA does not have a common area to post no solicitation notices. Homeowner can do individually.

Recommended we watch out for others by removing them if home is not currently occupied.

### **HOMEOWNER'S OPEN FLOOR DISCUSSION**

Jeremy Arp in attendance, stated it is a pleasure to watch the Board in action, Dan was helpful, fence installation went well. Robin was easy to work with.

Appreciate the Board is watching out for legislation.

Connie Cockrell went to Newman's paint to try to match trim, they were unable to match. Payson Paint was able to match.

### **ADJOURNMENT**

Next Meeting: April 13, 2012 at 6pm at the Library

