

WOODHILL HOMEOWNERS ASSOCIATION BOARD MEETING

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

Meeting Date: 3-11-2011

CALL TO ORDER

Call to order on 3-11-11 at 6:03pm by Mark Miller, President.

Confirmed quorum, Mark Miller, Tammy Pickering. John Summits, Ed Cameron present.
"Homeowners List" passed for homeowners to sign in

SECRETARY'S REPORT – Tamara Pickering

Minutes for following dates reviewed and motion to approve as written: Jan 14th meeting were moved by John and second by Mark, all in favor. Feb 11th motion by John, second by Tammy, all in favor. March 8 minutes moved to approve by Ed, second by John, all in favor

TREASURER'S REPORT – Ed Cameron

Balance sheet reviewed and approved as presented

P & L 842-1 has entered \$320 for website maintenance - hold

Ten checks, holding #2198 until further discussion, renewal for website

Remaining disbursements move to approve by Ed, John second, all in favor

Ed move to approve one hour per month on month to month basis for Dillon to maintain website. Any additional time needed to be approved by board.

ARCHITECTURAL REPORT – John Summits

Architectural Review Updates – Dan Kealey

Review of Architectural Standards:

Standards for Landscaping and Yard Maintenance

Under Improved Lots:

Correct first highlighted sentence to add colon after equipment; and change there to their

Change sentence one: must have an A/C approved amount of landscape for the size and setting...

Change sentence four: recommends to will recommend that several trees and half

Line 7: delete and reasonable to read clean manner and kept clear

John moved to approve as amended, Ed second, all in favor

Standards for Storage and Tool Sheds or Structures

Para 2: Amend two slopes to two equal slopes

Is AC approval required before homeowner goes to town to exceed 144sq ft limit? Yes

Amend para 3, line 2 require AC approval and a permit

Grandfather clause – add a date after word in

Add: Replacement/movement/alteration of existing structure voids grandfather clause and requires new AC approval

Para 1: to or other person add "with owner's permission" – HOA deals with homeowners, not renters, and in order to be consistent and ensure homeowner approves.

Delete “and Tool” to bold area to read: Metal Storage, Sheds, or Structures are not allowed

John moved to approve with changes noted, Ed second, all in favor

Lot 331: Playhouse has been moved, another complaint received. Currently occupied by renters, owner out of state. Placement does not conform to standards – lot cannot accommodate. Suggested we approach renter again, asking for painting and roof to conform to standards. If no response, contact homeowner. Satellite also out of standard, ask to move.

Lot 332: children playing on lot, outside HOA scope

Lot 314: letter to be sent for violation of satellite dish and garbage cans; thirty days to correct since new homeowner

Lot 354 questions about rear landscaping – removal of Manzanita, not protected plant

John advised it should be maintained in clean manner as not to be offensive to neighbors

Lot 277 exchanged calls with realtor for potential buyers. Wanted to install fence in front yard for dog, advised not allowed. Chain link is allowed if vinyl, conforming to standards, not in front yard.

Lot 199 tree stump needs to be disposed of when dumpster available

Ralph and Fred conducted weed review, no violations noted. Will revisit in another month.

Noted 813 S Moritz – cosmetic problem and possible safety concern, chimney draft is black, requires painting.

OLD BUSINESS

Property Manager review took place 3-8-11. Board came up with list of items to compile and submit as RFP.

No parking violations or penalties sent in the last month. Few vehicles parked in gravel, either placed rules and regulations on vehicle or letter sent. No ongoing issues that require violation or penalty.

NEW BUSINESS

Spring Clean-up – Mark spoke with Clark, requested Clark with company to get dumpster. Place on lot 199 Thurs April 21, and remain through Wed, May 4th. To be noted in newsletter. Connie presented request from several homeowners to place earlier. Someone needs to monitor to determine when it needs to be emptied. After discussion board decided to change dates to April 14 through May 2nd.

Newsletter topics– will include Spring Clean up information, weeds, changes to Architectural Standards noted, dogs – warm weather and open windows, waste. Notify Mark of any other items to include. Mark will send via e-mail for board review and approval.

HOMEOWNER’S OPEN FLOOR DISCUSSION

Jason and Debby, both firefighters noted their concerns regarding prohibiting metal structures and requiring vegetation and potential fire dangers. Ed noted FireWise information was conducted previously, could obtain additional pamphlets for distribution. Good information to add to newsletter. Jason and Debby are willing to be a resource for homeowners needing information.

Jason also noted that A/C should be aware of fence requirements, ensure that fences for one neighbor are not located in the neighbor's front yard- due to sloping yards.

Move to Executive Session

ADJOURNMENT

Next Meeting: April 8, 2011

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

Meeting adjourned at 7:45pm

Executive Session

Dan referred to Article 8.2

Lot 313 and 314: New owner is not liable for past fines. Write off bad debt. Did not pay escrow transfer fee or dues of \$72. Foreclosed Feb 4th. Kent Roehner, new owner. Title company - \$200 transfer fee – Jere to send letter, dues for 2011 on both lots, all other fees have been excused. Remainder written off by HOA. \$32.65 per lot plus \$100 transfer fee per lot. Total of \$265.30

Ed moved: All monies, past due fines, fees, penalties, associated with Cherry Creek Homes and owing to Woodhill HOA on lots 313 and 314 are to be written off by the Board. Second by John, all in favor.