

WOODHILL HOMEOWNERS ASSOCIATION BOARD MEETING

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

Meeting Date: 5-11-2012

CALL TO ORDER

Call to order on 5-11-12 at 6:08pm by Mark Miller, President
Confirmed quorum, Mark Miller, Tammy Pickering, Fred Pulve, Connie Cockrell, and Ed Cameron present.

“Homeowners List” passed for homeowners to sign in

SECRETARY’S REPORT – Tamara Pickering

Minutes from 4-13-12 were read by Robin, in the Exterior Lighting Policy change the word “bottom” to “top” regarding the placement of the Town of Payson requirements, and motion to approve by Fred , second by Connie, all in favor.

TREASURER’S REPORT – Ed Cameron

Seven disbursements, \$3328.68 total

Board approved refund of overpayment of dues by homeowner.

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

Notes to P & L –outstanding items- attorney fees above budget @ \$1089.31 vs budget, in cost recovery provided it does not go to foreclosure. Jere filed escrow demand. Will go into receivables.

Clean up project went over budget, emptied frequently; homeowners appreciated and used the dumpster.

ARCHITECTURAL REPORT – Fred Pulve

Architectural Review Updates:

Three requests received, all approved

Fred and Dan reviewed architectural standards regarding solar installation

No concerns/complaints

Dan Kealey:

Reviewed the Solar Installation document

Add “This form must be signed by the Homeowner” to the top

Make last line bold and change there to the

Para 2 change installation to installations

Para 3 black anodized aluminum – acceptable to the architectural committee

Changed Primed to primed and painted black or powder coated black

Next para : add subject to architectural approval

Powder coated note again after painted black

If at any time...and the roof will be repaired to its original condition within 90 days

Last sentence add: And all legal obligations associated with such installation

Add to request in first sentence

Robin will make the applicable changes to the document

Connie move to accept with changes, Ed second, all in favor. Robin will make changes, post to website and e-mail to Jere

Shed request for 11 foot high shed with plywood sheet siding to match color of house. Standards require no 4 x 8 sheet siding. Lot does not have a solid fence. Dan denied the request based on standards. Letter was sent, Robin also called and e-mailed and stopped at the house to remind them the plans do not conform.

Board may need to consider a fine to prevent project initiation without approval.

Lot 331 began construction on a wall without approval. Robin to follow-up with owner and Town of Payson.

Weeds were noted today.

MANAGEMENT REPORT

Robin reviewed the management report and action items from the management report

New lighting policy was placed on web

John Summits new A/C person

Dan/Robin working on FAQ for disclosure package

No provision in CCR's that allows us to mandate refuse service – silent. Cannot create a rule since CCR's do not have a provision.

OLD BUSINESS

Spring clean-up

What is break in status? Lucy sent e-mail, there was an attempt on Boulder Ridge, disrupted by homeowner. Unclear whether the perpetrator was identified. Robin will send the e-mail to distribution list

NEW BUSINESS

Dan reported Payson Paint can pull up our colors and provide paint chips for homeowners who do not have computer access

Board requested Robin to draft rule regarding \$300 fine for initiating any modification or improvement project that requires architectural approval without approval

HOMEOWNER'S OPEN FLOOR DISCUSSION

ADJOURNMENT

Next Meeting: June 8, 2012 at 6:00pm at the Library

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

Meeting adjourned at 6:58pm

Move to Executive Session