

**Woodhill Homeowner's Association
Board of Director's Meeting
September 14, 2012**

Call to Order:

Mark Miller called the meeting to order at 6:04pm. The following board members were present: Fred Pulve, Connie Cockrell, Mark Miller, Ed Cameron, and Tammy Pickering.

Robin Thomas represented AMCOR Property Professionals, Inc.

Guests: See Sign in sheet

Minutes:

Tammy read the minutes from the August 12, 2012 meeting. Motion made by Connie to approve the minutes as read, Fred second, all in favor.

Financials:

5 checks were disbursed for total of \$1546.65. Tammy moved to approve, Fred second, all in favor.

Architectural Report:

Dan Kealey reporting for Fred (laryngitis)

Approved vinyl shed at 701 Fox Hill Circle

919 W Landmark approved security door that blends with house.

706 Fox Hill would like to repaint. If stays with current color no approval needed. Can change color according to the palette. Dan will stop by with palette.

Lot 266 will repaint with existing color.

Dan spoke with Curtis Ward from the town regarding drainage.

Lot 98 – tree branch in drainage ditch. Tree belongs to renter in Trailwood.

Lot 104 – town will not clean out since doesn't obstruct flow. We do not have an easement or liability. Property owner had to place riprap, not the developer.

Lot 43 – new owner inquired about building with original plans. We do not have the plans, approved by the developer six years ago. Requesting plans be resubmitted for approval. Considered a walk out not a two story as proposed.

Lot 44/45 still owned by Ashby. No improvements have been made.

Lot 272 to trustee sale.

Vacant lots state weeds must be trimmed 20 feet back from the front of the property and 6 feet on the side. Board discussed reducing the 20 foot requirement, ten feet or more was proposed as appropriate.

Connie moved to change from 20 feet to 10 feet, Fred second, all in favor.

Lot 54 – pavers to widen driveway for parking purposes.

Management Report/Old Business:

Robin reviewed the management report

Solar policy updated and placed on web

Newsletter

New Business: Connie asked what it would take to set up auto complete on the web site. Fasturtle charges \$380

Approximately 95% of the time something needs to be submitted with the form and therefore needs to be mailed in with the form

Robin and Ed will revisit with Fasturtle to discuss the fee and possible adjustment prior to proceeding

Annual Meeting Announcement

Board approved date of Tuesday, December 11 for Annual Meeting

Mark will not be running, Tammy is running

Robin will send an e-mail blast to determine if there is any interest in running for the board

Mark will check for room availability

Management Plan

Added rip rap maintenance to March; Jere to clarify with Tom which areas are affected

Rest of plan carried forward as in previous years

Goes out with notice of Annual Meeting to inform homeowners

Old Business: Complete

New Business: Complete

Homeowner Session: Discussion regarding how the Property management company has helped the board and the association run efficiently, decrease member vs board or architectural committee situations, and allowed the HOA to be well run.

There being no further business, Motion made by Ed to adjourn and second by Fred to adjourn the meeting at 7:03pm

Respectfully submitted,

Tamara Pickering,
Secretary