

WOODHILL HOMEOWNERS ASSOCIATION BOARD MEETING

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

Meeting Date: 10-14-2011

CALL TO ORDER

Call to order on 10-14-11 at 6:00pm 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 from September 9, 2011 were reviewed and motion to approve as read by John, second by Ed, all in favor.

TREASURER’S REPORT – Ed Cameron

Four disbursements were reviewed, moved to approve by John, second by Tammy, all in favor.

No material change in balance sheet or income statement.

ARCHITECTURAL REPORT – John Summits

Architectural Review Updates:

Seven reports since last meeting, six approved and one denied, with opportunity to make changes to request to make approveable.

Biggest issue remains projects started without prior approval. One was house painting and recent excavation project.

MANAGEMENT REPORT

5 VOICE MAIL, 18 CALLS, 99 E-MAIL, 8 ARCHITECTURAL REQUESTS

Mr. Torrens added to architectural committee

Parking policy amended

Dillon Walker revised his cancellation agreement

Lighting policy distributed

Annual meeting notice in package

Letters sent

OLD BUSINESS

Web site update: Ed and Robin working with company to determine (Eric Olson at FasTurtle) regarding HTML. One attendee from last meeting was very knowledgeable and presented his research, Robin e-mailed him to see if he would want to assist, no response received. Robin and Ed will reach out to Eric on Monday.

Color Palette from Dunn Edwards is now available on Dunn Edwards website in Payson, enter Woodhill and receive 20% discount for membership. Payson Paint carries Dunn Edwards. Colors have been updated to current colors.

Amcor also has color palette available at the office

NEW BUSINESS

Agreement for Accounting Services

Presented by Jere Jarrell – no material change. Ed moved to approve, John second, all in favor. Jere will e-mail copy to Robin.

Agreement for Services Tom Cooka

New agreement combined into one document, insurance is same, Woodhill named as additional insured. Different from Jere's agreement in that Tom Cooka is paid one month in advance. Both have 30 day cancellation without cause.

Competitive bidding sought? Last sought on vacant lot, Cooka was \$25 below next closest bid and \$1000 below the third.

HOA is responsible for dedicated drainage areas, should drainage channel at Lot 327 be added to Tom's maintenance? Only dedicated easements are required to be maintained by the HOA.

City did some work on the channel, why? City owns, we maintain

Motion to approve Tom's contract by Tammy, John second, all in favor.

Noted that Amcor agreement expires at 6 months and is auto-renewed unless cancelled.

Contract has 30 day out clause. Add to November agenda

2012 Budget Discussion

Discussion of various budget projections, from no increase to 20%.

Current reserve balance is healthy. Maintaining one year of reserve close to annual expenses is optimal.

Proposed budget of Option 4A of 17% increase from \$36 per lot to \$42 per lot; moved to approve by Ed, second by John, all in favor

Annual Meeting And Board Nominees

Tuesday December 6th reserved for 6pm at Payson Library.

Notices must go out no less than 15 days and no more than 50 days prior to meeting.

Clark, Ed and John's positions are open, Ed and Fred Pulve have asked to be added to the ballot. Anyone else wishing to run should submit bio to Robin

Other New Business

None

HOMEOWNER'S OPEN FLOOR DISCUSSION

Have we had a neighborhood garage sale in the past? Was put together by homeowners in the past over Labor Day, has not occurred recently.

ADJOURNMENT

Next Meeting: November 11, 2011 at 6pm

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

Meeting adjourned at 7:12pm

Move to Executive Session