

WOODHILL HOMEOWNERS ASSOCIATION BOARD MEETING

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

Meeting Date: 11-11-2011

**CALL TO ORDER**

Call to order on 11-11-11 at 6:08pm by Mark Miller, President at 917 Landmark Trail due to library closure (Veteran's Day)

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 October 14, 2011 were reviewed and motion to approve as read by John, second by Ed, all in favor.

**TREASURER'S REPORT – Ed Cameron**

Five disbursements were reviewed:

Dan Kealey file folders \$34.07

PostNet Copies \$57.27

Tom Cooka drainage maintenance \$260.00

Jere Jarrell accounting \$109.45

Amcor – including FasTurtle set-up and one month fee, \$1315.69

Moved to approve by Tammy, second by John, all in favor.

Balance sheet and income statement in order.

Income ahead of budget for 2011, bad debt expense is also ahead of budget, almost offsetting.

Jere requested payment for \$295.69 for labor and folders to Teresa Garre for movement of storage items. Ed moved to approve, John second, all in favor. Will reflect in next months disbursements.

**ARCHITECTURAL REPORT – John Summits**

Architectural Review Updates: 7 requests for projects – driveway, fence, recreational court, patio roof rebuild, entry sidewalk improvements, exterior painting

5 requests approved, one denied, one in committee awaiting additional homeowner information

**MANAGEMENT REPORT**

7 VOICE MAIL, 15 CALLS, 74 E-MAIL, 6 ARCHITECTURAL REQUESTS

Website FasTurtle price was decreased to \$500, approved and implemented, Robin will be able to access and update with current documents

New price is \$15 per month for hosting, Amcor will post the documents

Annual meeting Dec 6<sup>th</sup>, notice sent, 139 ballots received. Robin will send E-mail blast to remind homeowners to send in ballots

Homeowner letter for violation appeal was sent, owner called to thank Robin

PowerPoint presentation will be presented at Annual Meeting, Board to review prior to meeting, e-mail any changes to Robin. Robin has equipment for the presentation.

Dan Kealey congratulated Robin on getting garage door installed in a home that has been a goal for a number of years

### **OLD BUSINESS**

Website update discussed during management report

### **NEW BUSINESS**

Amcor contract automatically renews 1-1-12. Reviews in perpetuity, Tammy expressed gratitude for the work Amcor has done. Tammy moved to continue the contract, Ed second, all in favor

Bill Roundtree requested appeal

Homeowner requesting installation of fencing due to javelin, requesting wrought iron as more attractive choice/upgrade; approx 24 feet at side of house. First 12 feet under deck (as per drawing) and rest to side of house.

Safety railings do exist in the neighborhood. Declarant placed some wrought iron railings, since he did not have to follow CCR's, however, this does not grant homeowners the same right.

Reviewed guidelines for Fences, Article 9.2

Ed mentioned some safety railings have top and bottom cap of wood, asked owner if he would be willing to put on wood, Mr. Roundtree stated it was too much maintenance

One homeowner mentioned a gate that exists in the neighborhood, in the back driveway – that was approved by declarant against the CCR's.

Is horizontal railing to match the deck an option? Can be handmade, price increases

Is there something the homeowner can do that will meet the guidelines of the community? Bill would be willing to add stone fascia to other posts and use the pre-made wrought iron.

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

Connie Cockrell asked why dues are increasing? At last meeting we reviewed the reserve and \$42 per year allows association to maintain projections over the period

Goal is to keep one year of community revenues in reserve going forward. About \$60 per home in reserves

Mr. Yonker asked about Management company duties and responsibilities. Robin passed out forms with details, previously presented at meetings and discussed over the past few years.

Jere introduced Connie Cockrell and Fred Pulve, on the ballot, replacing John and Clark. Ed is also on the ballot.

Darlene Yonker requested Board introduce themselves. Members introduced themselves, Clark Jones absent.

Mr. Yonker asked whether ballot was secret. All homeowners receive the ballot, return to Amcor, election inspector (volunteer homeowner) inspects the ballot at the meeting if necessary.

In order to make the ballot secret the bylaws would need to be amended and pass by 75% of the homeowners.

Robin stated ballots can be viewed by any homeowner. A homeowner may return ballot but abstain from voting, in order to meet quorum.

Also asked whether overnight parking is newly prohibited? No, that has been in CCR's. Some misunderstandings have occurred, due to an article that appeared in the AZ Republic that was inaccurate, was not signed into law. Robin will send out AZ Revised Statutes if homeowner calls office to request.

### **ADJOURNMENT**

Next Meeting: December 6, 2011 at 6pm at the Library (Annual Meeting)

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

Meeting adjourned at 7:06pm

Move to Executive Session