

E-FILED

WOODHILL HOMEOWNERS ASSOCIATION
ANNUAL MEETING
Payson Library Meeting Room 6pm
December 6, 2011

The annual meeting was called to order by at 6:05 PM by Mark Miller
Approximately 25 persons were in attendance
Quorum of 203 absentee ballots plus attendees confirmed (199 required)

Board members present and introduced: Mark Miller, Tamara Pickering, Ed Cameron
Also reviewed persons on the Architectural committee, Robin, and Jere.

Secretary's Report:

Tammy Pickering read the minutes of the Annual Meeting held December 10, 2010. The motion to approve the minutes as read was made by Tom Herbolsheimer, second by Christine Decker, all in favor.

Treasurer's Report:

Ed Cameron reviewed the treasurer's report.
Financials were distributed and discussed.
Question: What is Less allowance for doubtful accounts? Ed responded it is for money we are trying to collect, e.g. on foreclosures.

2012 Adopted Budget

Estimated reserve balance for 2012 is \$60.70 per lot

The statements are prepared by Jerry Jerrell and reviewed by Ed. There was no material change from 2010 to 2011. A final report for the entire year will be prepared after December 31, 2011. Anyone can receive a copy of the report by contacting Amcor.

Question regarding storage space – purpose? To store HOA records. The records were organized and consolidated this year

Transfer fees for home sale is \$100, fees of \$2700 equates to 27 homes transferring ownership.

Architectural Report:

Dan Kealey reviewed 2011 accomplishments including successful and uniform review of all submittals, clean up of unfinished home, cleanup of lot and painting of block wall painted on abandoned lot.

Did architectural committee approve color on a specific lot? Yes, from the approved palette, color is bright due to preservatives in paint.

Homeowner expressed gratitude for cleanup of the unfinished home, still privately owned, owner is willing to sell.

HOA Accomplishments for the year:

Mark reviewed accomplishments:
Contract with Amcor
Drainage maintenance monthly
Successful CC & R enforcement
8th Successful Spring Clean-up project
Sent quarterly newsletters
Repainted all guard rails in the HOA

2012 Goals

Monitor Reserve Account
Continue Neighborhood Watch program – Lucy Briggs was introduced. Thefts in Woodhill have occurred from unlocked vehicles, homeowners cautioned to lock vehicles left outside.
Block captains are needed, as are phone numbers and emergency contacts. Form is distributed, copied by the Watch, and homeowner posts to refrigerator – where emergency personnel will look for the information.
Only Block captains and Lucy have access to the information.
Lucy plans to conduct a January mailing to out of town owners/part-time residents to obtain their information.

Amcor Report

Robin Thomas reported on the services provided by the Management company.
Amcor storage of \$156 per year (was \$400)
Website now set up to allow Amcor to load documents without HTML code knowledge, it will be updated tomorrow. The address remains the same. Any suggestions for improvement please let the Board of Directors know. Also have ability to ask a question on the website.
Amcor helps to enforce adopted collection policy.

Election to the Woodhill HOA Board of Directors:

Ed Cameron, Connie Cockrell and Fred Pulve nominated, each for two year term.
Richard Odom moved to approve by acclimation, Mr.Cederbaum second, all in favor
Statements by new board members:
Ed is pleased to continue to serve. Connie moved here last year and sees it as an opportunity to help. Fred has attended most meetings, happy to serve, we have a great HOA and appreciate having Amcor provide the professional support needed.

Clark Jones and John Summit are leaving the Board, we thank them for their service.

Discussion from homeowners:

Dave Cederbaum (and wife Jackie) asked about exterior lighting policy and the intent. Governing documents allow the Board to make rules. Board adopted guidelines aligning with the Town of Payson plus additional policies. Holiday decoration dates were set, and Board will reconsider the dates. There is no light inspector at night, so complaint should be filed if there are offending homes. Homeowner policy is allowed to be more restrictive than the town policy. Policy does not prohibit reasonable porch lights.

Adjournment:

John Bailey moved to adjourn, Cheryl Bailey second, all in favor.
The meeting was adjourned at 7:03pm

Respectfully submitted,
Tammy Pickering, Secretary