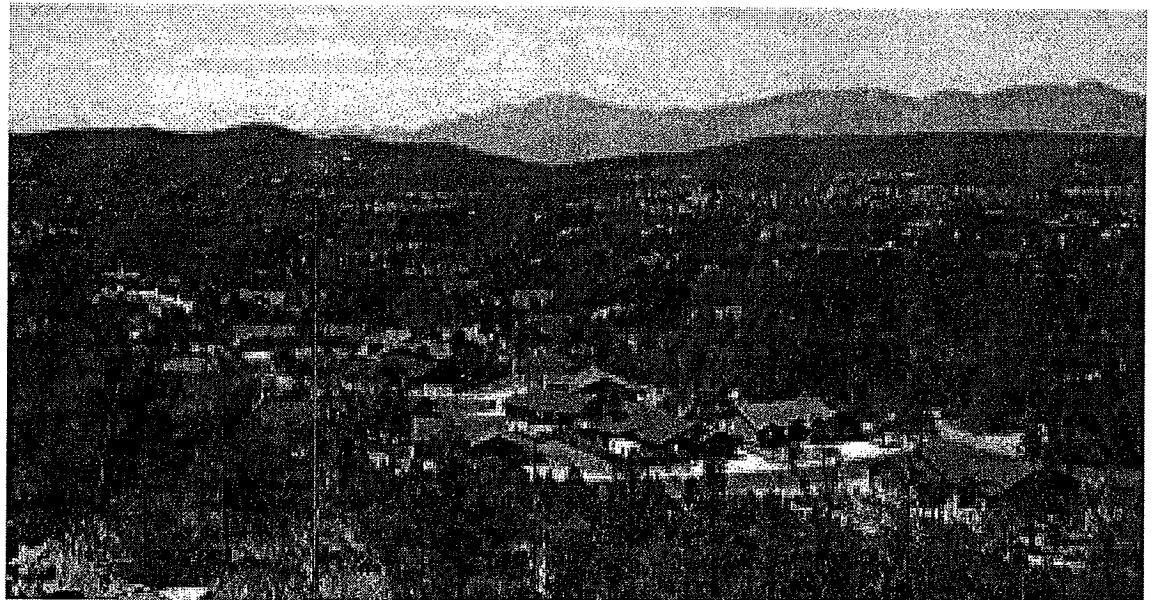


Woodhill Homeowners Association

ANNUAL
MEETING

December 6, 2011

WELCOME!



ESTABLISH QUORUM

Bylaws, Article III Section 7, in part states:

At any annual or special meeting of the Members, the Members entitled to vote and holding at least 50% of all votes and who are present in person (or by absentee ballot) shall constitute a quorum for the transaction of business

396 Total Owners = 199 Quorum

BOARD OF DIRECTORS

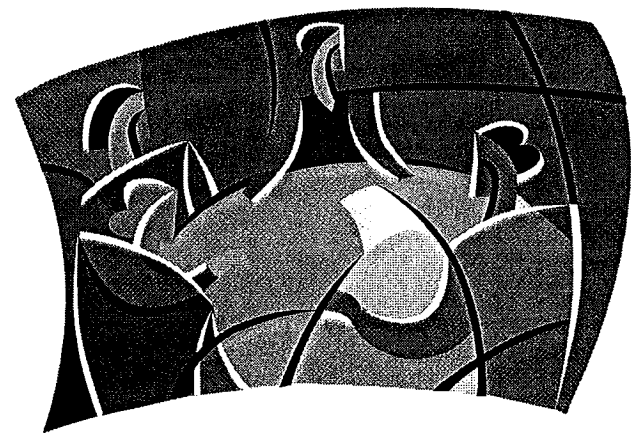
Mark Miller - President

Clark Jones – Vice President

Ed Cameron – Treasurer

Tammy Pickering – Secretary

John Summits – Director / ACC Liason



ARCHITECTURAL REVIEW COMMITTEE

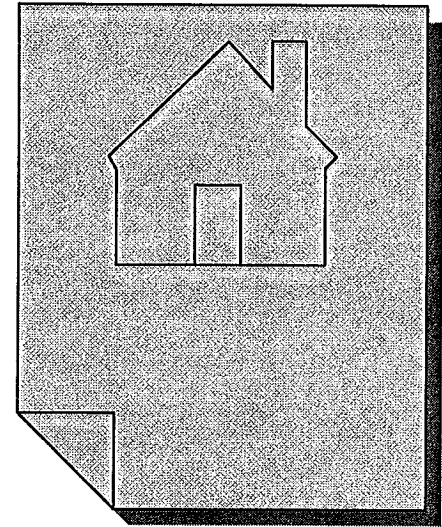
Dan Kealey - Chairman

John Summits – Member

Richard Torrens – Member

Fred Pulve – Member

Ralph Thompson - Member



MANAGEMENT COMPANY



Robin Thomas - Senior Manager – Ext. 16

Dennis May – President – Ext. 15

16441 N. 91st STREET, SUITE 104

SCOTTDALE, AZ 85260

480-948-5860

www.amcorprop.com

ACCOUNTING SERVICES

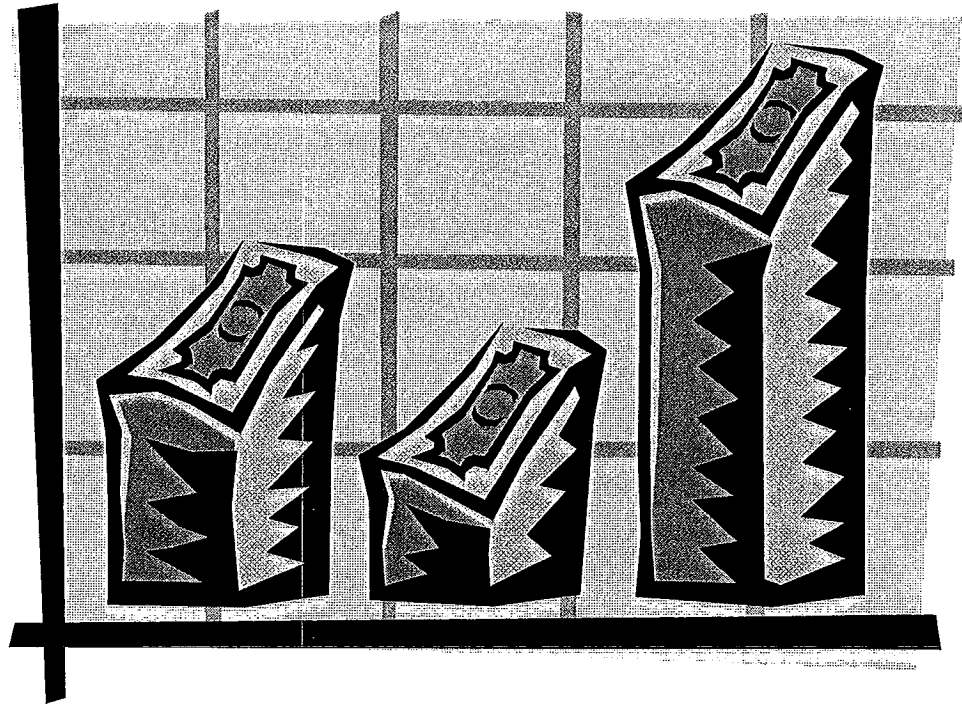
Jere Jarrell – (928) 468-0698

**APPROVE 2010 ANNUAL
MEETING MINUTES**

Requires a Motion From Owners

FINANCIAL REPORT

Treasurer – Ed Cameron



FINANCIAL HIGHLIGHTS
2011 YEAR END
PROJECTED ACTUAL

Cash On Hand	\$ 23,684.00
Accounts Receivable	\$ 3,100.00
Less Allowance for Doubtful	\$ <u>1,000.00</u>
Net Accounts Receivable	\$ 2,100.00
Total Estimated Reserve Balance 12/31/11	
	\$ 25,784.00

FINANCIAL HIGHLIGHTS

2011 YEAR END

PROJECTED ACTUAL

INCOME = \$36.00 Membership Dues per Lot

Membership Dues	\$ 14,256.00
Transfer Fees	\$ 2,700.00
Late Payment Penalty	\$ 585.00
Fines/Violations	\$ 1,000.00
Interest on Money Market	\$ 17.00
Use of Reserve	<u>\$ 00.00</u>
Total Income	\$ 18,558.00

FINANCIALS CONTINUED

Projected Operating Expenses

2011 Year End

WRITE OFF OF BAD DEBT (foreclosures, etc.)	\$ 3,000.00
INSURANCE	\$ 980.00
MANAGEMENT COMPANY (AMCOR)	\$ 3,700.00
LEGAL FEES (Attorney Services)	\$ 0
ACCOUNTING SERVICES (Jere Jarrell)	\$ 2,000.00
WEBSITE MAINTENANCE	\$ 500.00
MISCELLANEOUS	\$ 200.00
OFFICE EXPENSE	\$ 50.00
POSTAGE AND DELIVERY	\$ 500.00
PRINTING AND REPRODUCTION	\$ 500.00

Projected 2011 Operating Expenses

Continued...

ANNUAL MEETING	\$ 0
STORAGE SPACE RENTAL	\$ 400.00
REPAIRS/MAINTENANCE	\$ 500.00
DRAINAGE EASEMENT MAINTENANCE	\$ 3,200.00
CLEAN UP PROJECT	\$ 1,133.00
TAXES/LICENSES	\$ 60.00
TELEPHONE	\$ 0
TRAVEL	\$ 0
RESERVE CONTRIBUTION	<u>\$ 1,835.00</u>
Total Expenses	\$ 18,558.00

2012 ADOPTED BUDGET

INCOME = \$42.00 Membership Dues per Lot

Membership Dues	\$ 16,632.00
Transfer Fees	\$ 2,000.00
Late Payment Penalty	\$ 400.00
Fines/Violations	\$ 700.00
Interest on Money Market	\$ 22.00
Use of Reserve	<u>\$ 1,746.00</u>
Total Income	\$ 21,500.00

2012 ADOPTED BUDGET

Association Operating Expenses

WRITE OFF OF BAD DEBT (foreclosures, etc.)	\$ 2,000.00
INSURANCE	\$ 1,000.00
MANAGEMENT COMPANY (AMCOR)	\$ 8,000.00
LEGAL FEES (Attorney Services)	\$ 700.00
ACCOUNTING SERVICES (Jere Jarrell)	\$ 2,000.00
WEBSITE MAINTENANCE	\$ 200.00
MISCELLANEOUS	\$ 200.00
OFFICE EXPENSE	\$ 100.00
POSTAGE AND DELIVERY	\$ 1,000.00
PRINTING AND REPRODUCTION	\$ 700.00

Operating Expenses Continued...

ANNUAL MEETING	\$ 0
STORAGE SPACE RENTAL	\$ 200.00
REPAIRS/MAINTENANCE	\$ 600.00
DRAINAGE EASEMENT MAINTENANCE	\$ 3,500.00
CLEAN UP PROJECT	\$ 1,200.00
TAXES/LICENSES	\$ 75.00
TELEPHONE	\$ 25.00
TRAVEL	\$ 0
RESERVE CONTRIBUTION	<u>\$ 0</u>
Total Expenses	\$ 21,500.00

RESERVES

Estimated Reserve Balance December 2011 = \$ 25,784.00

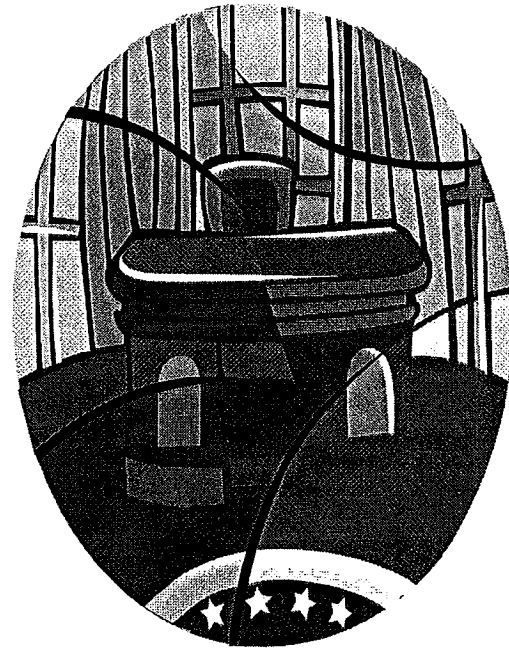
Estimated Reserve Balance December 2012 = \$ 24,038.00

Reserve Balance per Lot December 2011 = \$ 65.11

Reserve Balance per Lot December 2012 = \$ 60.70

PRESIDENTS REPORT

MARK MILLER



2011 ACCOMPLISHMENTS

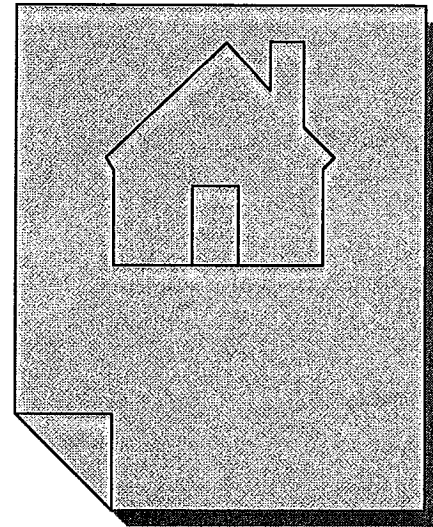
- Contracted with a professional management company
- Monthly maintenance of drainage channels continued
- Successful CC&R enforcement (parking, weeds, trash cans)
- Had our 8th successful Spring Clean-up Project
- Sent our quarterly newsletters
- Repainted all the guard rails in the HOA

2012 GOALS

- **Continue to enforce Community Guidelines and Policies**
- **Monitor Reserve Account**
- **Neighborhood Watch Program – Lucy Briggs**

ARCHITECTURAL REVIEW COMMITTEE REPORT

DAN KEALY



2011 ACCOMPLISHMENTS

- Successful and uniform review of all submittals
- Since July 2011 – 27 Submittals with 24 approved 3 denied
- Outstanding Architectural issues taken care of, including but not limited to, garage door placed on home where construction ceased; lot cleaned up and block wall structure painted to blend in to hillside on foreclosed property; improvements and clean up on a rental property.

MANAGEMENT COMPANY



CLIENT SERVICES

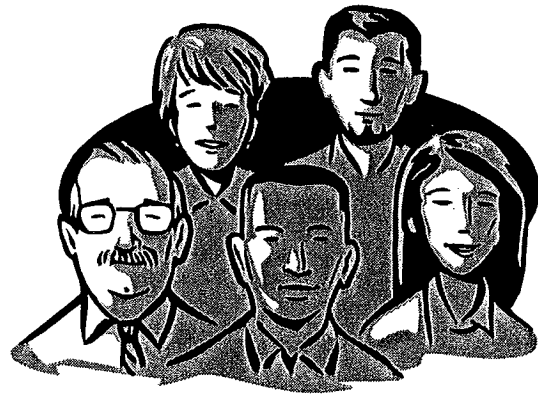
- Management Services Include:
 - Inspection of community 2 times per month for both compliance matters and common area matters
 - Enforce CC&Rs and community rules/regulations per Board of Directors and established guidelines
 - Return phone calls, emails, and letters from residents addressing compliance matters and community concerns
 - Help Prepare and distribute quarterly Newsletter
 - Monitor insurance renewals and prepare specs for coverage
 - Maintain Master files, individual Lot files
 - Prepare Board packets, attend meetings
 - Maintain and Update HOA website
 - Enforce Adopted Collection Policy

Nominations / Elections

There are 3 seats up for election. We have 3 candidates running this year:

- ❖ Ed Cameron
- ❖ Connie Cockrell
- ❖ Fred Pulve

HOMEOWNER FORUM



What's on your
mind??

ELECTION RESULTS



Introducing your new
Board Members... ..