

Woodhill Homeowners Association

BOARD OF DIRECTORS MEETING September 9, 2011

CALL TO ORDER: Clark Jones called the meeting to order at 6:27 p.m. The following Board Members were present: John Summits, Ed Cameron, and Clark Jones.

Robin Thomas represented AMCOR Property Professionals, Inc.

Guests: See Sign in Sheet

MINUTES: The Board reviewed the minutes from the August 12, 2011, meeting.

Motion made by John to approve the August 12, 2011, minutes as amended, second by Ed. The Motion carried.

FINANCIALS: Ed Cameron reviewed the August 31, 2011, financial statement. There were 5 disbursements this month totaling \$1,297.54. Total Assets are \$27,442.02.

Motion made by John to approve the August 31, 2011, financial statement, second by Clark. The Motion carried.

ARCHITECTURAL REPORT:

John gave a summary of the requests for the month. There was a total of 5, 4 approved and 1 denied.

Richard Torrens volunteered to serve on the committee.

Motion made by John to approve Richard Torrens as a member of the Architectural Committee, second Clark. The Motion carried.

MANAGEMENT REPORT / OLD BUSINESS: The Board reviewed the Management Report.

Parking Policy –

Motion made by John to approve the amended Parking Policy, second by Clark. The Motion carried.

Website – Ed Cameron knows a web design company that will help us with the HTML script as AMCOR can upload the documents but not write the script at this time. Ed will connect AMCOR with the company he knows.

Lighting Policy –

Motion made by John to ratify the Action in Lieu of Meeting approval for the Exterior Lighting Policy, second by Ed. The Motion carried.

NEW BUSINESS:

Storage of Archive Documents – Jere Jarrell discussed canceling the storage unit that currently runs \$400 per year, and moving to AMCOR's storage which is \$156.00 per year. There is a member in the neighborhood that the Board could hire for a reasonable price to box and label all documents.

Motion made by Ed to pay not more than \$400 for the storage assembly and move all archive files to AMCOR's storage, second by John. The Motion carried.

2012 Budget – Jere Jarrell proposed 2 options for the 2012 budget.

1st Option is with no increase and we will budget with a \$4,120.00 deficit.

2nd Option is with an increase of 20% bringing the total annual fee to \$43.00. This will budget with a deficit of \$1,350.00.

Ed asked Jere to give a projected 2012 budget showing an option of \$40.00 per year; and a projected budget at \$48.00 over 2 years.

2012 Management Plan – The Board reviewed the proposed 2012 Management Plan.

Motion made by Ed to adopt the 2012 Management Plan, second by Clark. The Motion carried.

There being no further business, the meeting adjourned at 7:32 p.m.

Respectfully submitted,

Robin L. Thomas, Senior Manager