

WOODHILL HOMEOWNERS ASSOCIATION
ANNUAL MEETING
Payson Library Meeting Room 6pm
December 11, 2012

The annual meeting was called to order at 6:00 PM by Mark Miller
Approximately 13 persons were in attendance
Quorum of 212 absentee ballots plus attendees confirmed (199 required)

Board members present and introduced: Mark Miller, Tamara Pickering, Ed Cameron
Connie Cockrell and Fred Pulve. Also reviewed persons on the Architectural committee,
Robin Thomas (Amcor), and Jere Jarrell (accounting).

Secretary's Report

Tammy Pickering read the minutes of the Annual Meeting held December 6, 2011. The
motion to approve the minutes as read was made by Mrs. Odom, second by John Davis,
all in favor.

Treasurer's Report

Ed Cameron reviewed the treasurer's report.
Financials were distributed and discussed, projected through 12-31-12, projected as of
Nov Board meeting.
Reserve balance: \$28,418.00
Questions? Comment by Jere - \$4500 write off of bad debt is from two receivables we've
gone to court on and to be conservative anticipate will be written off, either this year or
next. Not anticipating the money, one owner with two names.

2013 Adopted Budget

\$46.00 per lot
Estimated reserve balance for 2012 end of year is \$57.74
Estimated reserve balance for 2013 is \$55.74 per lot

The statements are prepared by Jerry Jerrell and reviewed by Ed.
Comfortable with financials, annual reserve, and spending of the HOA.
Only discomfort is the bad debt.
The Board has directed that delinquencies will be taken to court, unfair to the paying
homeowners if we do not.
There was no material change from 2011 to 2012. A final report for the entire year will
be prepared after December 31, 2012. Anyone can receive a copy of the report by
contacting Amcor.

Can we put reserves in a CD and make better return? Jere - The arrangement with the
bank is to keep money in the checking account to avoid a monthly fee. A return on the
CD would most likely not overcome the rates charged for monthly checking fees.
(Minimum \$6,000, balance fluctuates throughout the year)

President's Report: Mark Miller

2012 Accomplishments

Monthly maintenance of drainage channels continued

Successful CC & R enforcement (main issues are parking, weeds, trash cans)

Had our 9th successful Spring Clean-up Project

Sent quarterly newsletters

Collection of several large delinquent accounts

Very good and successful working relationship with AMCOR Property Professionals for the past 18 months.

Goals for 2013:

Continue to enforce community guidelines and policies

Monitor reserve account

Add rip-rap to selected HOA maintained drainage washes (community has aged, established in 1996)

Questions: Mr. Davis asked what qualified for maintenance. Jeere responded it is according to the map from the subdivision as created by the Town. Town required subdivision to be responsible for drainage easements (prior to Woodhill the Town was responsible). The delineated easements on the map are the responsibility of HOA. Not every drainage is responsibility of HOA; those indicated in Red on the map are the responsibility of the HOA.

Architectural Report

Dan Kealy reviewed 2012 accomplishments including successful and uniform review of all submittals, (34 submittals with 34 approved)

Review and amendment to solar installation panel guidelines

Responsive to needs of members due to hotter summers – screens and awning standards

AC will continue to be responsive to changes in new products that reduce maintenance and meet our standards.

Geothermal installation has begun in Woodhill, unit is placed in garage; used to heat and cool the home. International ground source heatpump association. No permit is required to drill in the yard.

Extension of Sherwood has arisen again. Dan would like to create a steering committee to attend the general plan meetings. Don Evans, Jere Jarrell and Dan participated last time, hoping to get additional help. Per John Summit, the extension is in the long term plan, 2021 and beyond. We will still look to remove the extension to prevent future issues

Connie: Can we send a notice to homeowners to advise them to protest the extension?

Dan stated information is on the Town of Payson AZ web site, there is a link that outlines the meetings. One is tonight (Don Evans attending), and one in Feb. Web site labeled as kick off meeting and meeting notes. Dan would like to create a steering committee to come up with concrete arguments to rebuff the plan, and then determine next steps.

Neighborhood Watch

Lucy Briggs was unable to attend, Mark read e-mail with her summary, including:

Increased coverage to most of the subdivision, a few areas exist where there are no block captains, goal to complete in early 2013.

Break-ins occurred early in 2012 – worked with police department, meeting held with residents and police chief. Most recent attempt was in Nov, attempted to break into occupied home, police apprehended.

Thefts from cars reported throughout Payson, please lock your vehicles when they are parked in the street. Report any suspicious persons or activities to the Payson Police department.

AMCOR Report

Robin Thomas reported on the services provided by the Management company including: twice monthly inspections of the community for compliance and common area matters; enforce CC & R's, rules and regulations per Board and guidelines; return calls, e-mail, letters; help prepare and distribute quarterly newsletter; monitor insurance renewals and prepare specs for coverage; maintain master lot files and individual lot files (\$156 to store, categorized); prepare board packages and attend board meetings. Maintain and update HOA web site (after approved), enforce adopted collection policy

Election to the Woodhill HOA Board of Directors:

Mark Miller and Tammy Pickering running for the positions, each for two year term. No other volunteers came forth; Mr. Odom moved to accept by acclamation, John Summits second, all in favor.

Homeowners Forum

Marilyn is new to the subdivision, moved from Pine, and expressed her pleasure with the lovely subdivision. Thank you to the HOA for the work that is done to maintain the area. John Summits asked if any legislation was pending that impacts HOAs? 8-1-12 went into effect – a member of the board must be the chair of the Architectural committee. In addition, if association requires deposit for new home or major remodel there are many rules that went into effect. Robin can provide the bill if requested. Nothing new has arisen regarded parking.

Adjournment:

Mr. Odom moved to adjourn, Mr. Davis second, all in favor.
The meeting was adjourned at 7:10pm

Respectfully submitted,
Tammy Pickering, Secretary