

Woodhill Homeowners Association

BOARD OF DIRECTORS MEETING OCTOBER 12, 2012

CALL TO ORDER: Mark Miller called the meeting to order at 6:00 p.m.

BOARD MEMBERS PRESENT: Ed Cameron, Connie Cockrell and Mark Miller.

Robin Thomas represented AMCOR Property Professionals, Inc.

Guests: See Sign in Sheet

MINUTES: Robin read the minutes from the September 14, 2012, meeting.

Motion made by Ed to approve the September 14, 2012, minutes as submitted, second by Connie. The Motion carried.

FINANCIALS: Jere Jarrell reviewed the October 12, 2012, financial statement. There were 4 disbursements this month totaling \$1,357.58.

Motion made by Fred, second by Connie to approve the disbursements as submitted. The Motion carried.

Total current assets YTD as of October 12, 2012 is \$29,194.78.

ARCHITECTURAL REPORT:

Fred Pulve reviewed the following requests since the last meeting:

505 Prospector had a request for a storage shed and that was approved.

602 N. Wilderness Trail had a fence approved.

812 N. Blue Spruce Circle had a request for solar panels that was approved.

701 N. Fox Hill Circle had a request for a storage shed and that was approved.

706 N. Fox Hill Circle had a request to paint the exterior of the house and that was approved.

919 W. Landmark Trail had a request to install a security screen that was approved.

Dan Kealey reviewed the request from 806 N. Blue Spruce Circle for window awnings. We currently have standards that only state that awnings must be approved by the

Architectural Committee and that the materials must match the home. Due to the guidelines being somewhat vague, the Architectural Committee is asking the Board for some guidance as this could be an item that more people are requesting.

Motion made by Fred, second by Mark to have Lot 294 remove the metal window awnings, when they install the new approved awnings. The Motion carried.

The Board authorizes the Architectural Committee to make its decision on awnings request pursuant to their discussions and draft additional guidelines for review at the next meeting.

The Architectural Committee discussed weeds on properties. The Town of Payson will demand that the vacant lots have all weeds cleaned, the Association asks for 10 feet back from the street.

MANAGEMENT REPORT / OLD BUSINESS:

Robin reviewed the Management Report and completed items from the previous month.

NEW BUSINESS:

Tom Cooka Contract – The Board reviewed the wash maintenance contract for Tom Cooka for 2013 for \$275.00 per month.

Motion made by Fred, second by Mark to approve Tom Cooka's contract. The Motion carried.

Jere Jarrell Contract- The Board reviewed the accounting services contract from Jere Jarrell for \$2,000 for 2013.

Motion made by Fred, second by Connie to approve Jere Jarrell's contract. The Motion carried.

2013 Budget – Jere Jarrell reviewed the projected 2012 year end expenses and the proposed 2013 Budget.

Motion made by Fred to approve Option 2, budget with annual fee of \$46.00 per lot, per year; second by Connie. The Motion carried.

HOMEOWNER SESSION:

Mrs. Odom asked what the dumpsters (clean up) expense is by the Association. The Board explained that it is a benefit for the owners to have the dumpster there for clean up of landscape, etc. It seems to be very appreciated by the owners.

Ms. Jane Harris asked about skylights in the roof. Dan Kealey stated that they have been approved in the past. Ms. Harris will submit a Project Request form for the same.

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

Motion made by Fred, second by Connie to adjourn the meeting at 7:32 p.m. The Motion carried.

Respectfully submitted,

Robin L. Thomas, CMCA, AMS
Director of Management