

# WOODHILL HOMEOWNERS ASSOCIATION

## ANNUAL MEETING OF OWNERS

SEPTEMBER 7, 2018

### MINUTES

**ROLL CALL:** See Sign-in sheet. Board members present were: Jason Fogel, Ralph Thompson and Al Simmons

Roberta Reuillard was present to represent AMCOR Property Professionals, Inc.

**CALL TO ORDER/QUORUM VERIFICATION:** The meeting was called to order at 6:00 p.m. Pursuant to the Woodhill Homeowner Association's Bylaws, as amended, a quorum of 10% of the membership must be present to proceed with the meeting. A quorum of 107 was present in person or via Mail-in Ballot.

**INTRODUCTIONS:** The Board Members and Architectural Committee Members introduced themselves and their respective positions. The owners present then introduced themselves.

**MINUTES:** The minutes from the September 8, 2017 annual meeting were read.

MOTION made and seconded to approve the annual minutes as presented. The Motion carried.

**TREASURER REPORT:** Jere Jarrell gave the financial report as outlined in the power point presentation.

Total Assets as of August 15, 2018 are \$45,449.75. There is an Accounts Receivable of \$1,545.00.

The projected addition to the Reserve Fund in 2018 is \$40,234.25.

A 2019 budget was submitted. The Board of Directors set the annual Membership Dues per Lot to \$44.00.

### **2018 Accomplishments:**

- Monthly maintenance of drainage channels continued.
- 1<sup>st</sup> Annual shredding event.
- Continued CC&R enforcement (mainly for parking, weeds and trash cans).
- Had our 15<sup>th</sup> successful Spring Clean-up Project.
- Sent our quarterly newsletters.

### **2019 Goals:**

- Continue to enforce Community Guidelines and Policies.
- Monitor Reserve Account.
- Add rip-rap to selected HOA maintained drainage washes.

**ARCHITECTURAL REVIEW COMMITTEE REPORT:** Mark Miller reported on the following:

- Successful and uniform review of all submittals.
- Since January 2018 – 59 submittals with 57 approved.
- In 2018, several owners making changes to the exterior of the property/lot without obtaining HOA approval. There is a \$300 fine for completing projects prior to approval.
- Items that owners forget require approval are security doors, paint schemes, solar installation, front doors, etc.
- The Town of Payson will issue a permit without HOA approval, however, the HOA rules trump the TOP.
- AC will continue to be responsive to changes in new products that reduce maintenance and meet our standards.
- New material that saves money and maintenance: Metal wood grain material with enamel baked colors that match our standards to cover weather deteriorated eaves and trim.

**ELECTIONS:** There are 2 seats up for election and 2 candidates: Alan Chittenden, Ralph Thompson

MOTION made and seconded to accept the slate by acclimation. The Motion carried unanimously.

There being no further business, the meeting was adjourned at 7:08 p.m.

Respectfully submitted,

Roberta Reuillard  
AMCOR PROPERTY PROFESSIONALS, INC.