

**WOODHILL HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
August 9, 2019**

CALL TO ORDER: Jason Fogel called the meeting to order at 6:00 p.m. The following additional Board Members were present: Alan Chittenden and Ralph Thompson. 12 homeowners signed in.

Representing AMCOR Property Professionals, Inc. Robin L. Thomas.

MINUTES: Robin Thomas read the meeting minutes from January 11, 2019 and March 1, 2019.

MOTION made by Alan Chittenden, second by Jason Fogel to approve the January 11, 2019, minutes as presented. The Motion carried unanimously.

MOTION made by Alan Chittenden, second by Ralph Thompson to approve the March 1, 2019, minutes as corrected. The Motion carried unanimously.

FINANCIALS: Jere Jarrell reviewed the financial report from March 1, 2019 through August 9, 2019.

MOTION made by Jason Fogel to approve 23 disbursements of \$7,070.85 for the March 1, 2019 through August 9, 2019 period; second by Ralph Thompson. The Motion carried unanimously.

Jere Jarrell stated that 17 homes have sold since the March meeting.

ARCHITECTURAL REPORT: Mark Miller reported that there has been 52 Architectural Requests since March 2019.

Standards for Landscaping and Maintenance – Tabled.

Standards for Lightning, Protection & Grounding System – Mark Miller presented a standard for the Board's review.

MOTION made by Alan Chittenden, second by Ralph Thompson to adopt the Standards for Lightning, Protection & Grounding System as presented. The Motion carried unanimously.

NEW BUSINESS:

Annual Meeting – The Annual Meeting is set for September 13, 2019, at the Payson Library, providing it is available. The Fire Department will be asked to come and speak at the meeting regarding defensible space.

Request to Advertise on Website – The Board unanimously agreed to not allow advertisements on the Woodhill website.

2020 Budget – Jere Jarrell presented the draft 2020 Budget, with the annual fee remaining at \$44.00 per Lot.

MOTION made by Jason Fogel, second by Al Chittenden to approve the 2020 Budget as presented, with the annual fee remaining \$44.00 per Lot. The Motion carried unanimously.

Tom Cooka Maintenance Contract –

MOTION made by Jason Fogel, second by Ralph Thompson to approve Tom Cooka's Maintenance Contract for 2020, at \$380.00 per month. The Motion carried unanimously.

Accounting Contract –

MOTION made by Jason Fogel, second by Ralph Thompson to approve Jere Jarrell's Accounting Services Contract for 2020, at \$2,000.00 per year. The Motion carried unanimously.

Install Railing for Steps into Rumsey Park –

MOTION made by Jason Fogel, second by Ralph Thompson to approve an amount not to exceed \$600.00 for installation of a railing at the steps entering Rumsey Park, with the stipulation that the Town of Payson approves, indemnifies the Association, and will maintain in the future. The Motion carried unanimously.

There being no further business, the meeting was adjourned at 7:40 p.m.

Respectfully submitted,

Robin L. Thomas, CMCA, AMS
AMCOR PROPERTY PROFESSIONALS, INC.