

WOODHILL HOMEOWNERS ASSOCIATION

ANNUAL MEETING OF OWNERS

October 8, 2021

MINUTES

ROLL CALL: See Sign-in sheet. Board members present were: Al Chittenden, Sabrina Middleton, Al Simmons and Mark Hayes.

Robin Thomas was present to represent AMCOR Property Professionals, Inc.

CALL TO ORDER/QUORUM VERIFICATION: Al Chittenden called the meeting 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 126 was present in person or via Mail-in Ballot.

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

MINUTES:

MOTION made by Clark Jones and seconded by Michael Valentiner to approve the 2020 annual minutes. The Motion carried.

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

Total Assets as of September 21, 2021 are \$54,589.23. There is an Accounts Receivable of \$1,058.00.

The projected addition to the Reserve Fund in 2021 is \$3,376.50

The 2022 Budget was reviewed. The fees will remain \$44.00 annually for 2022.

PRESIDENT'S REPORT: Al Chittenden reviewed the 2021 accomplishments:

- Monthly maintenance of drainage channels continued; with additional repairs to help the flow of water.
- Two shredding events.
- Continued CC&R enforcement (mainly for parking, weeds and trash cans).
- Had our 18th successful Spring Clean-up Project.

2021 Goals:

- Continue to enforce Community Guidelines and Policies.
- Monitor Reserve Account.
- Work with new landscape company on drainage easement maintenance.

ARCHITECTURAL REVIEW COMMITTEE REPORT: Robin Thomas reported the following:

- Successful and uniform review of all submittals.
- Since January 2021 – 78 submittals with 77 approved.

ELECTIONS: There are 3 seats up for election and 3 candidates: Michael Valentiner, Sabrina Middleton and Al Simmons.

MOTION made by Rich Odom and seconded by Clark Jones to accept the slate by acclimation. The Motion carried unanimously.

There being no further business, the meeting was adjourned.

Respectfully submitted,

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