

# *Woodhill Homeowners Association*

ANNUAL  
MEETING

September 16, 2022

**WELCOME!**



# ESTABLISH QUORUM

Bylaws, Article III Section 7, as amended,  
in part states:

*At any annual or special meeting of the Members,  
the Members entitled to vote and holding at least  
10% of all votes and who are present in person (or  
by absentee ballot) shall constitute a quorum for  
the transaction of business*

396 Total Owners = 40 Quorum

# BOARD OF DIRECTORS

Al Chittenden- President

Mark Hayes – Secretary

Michael Valentiner – Treasurer

Lee Schneider – Director/ACC

Dorothy Perry – Director



# MANAGEMENT COMPANY



Robin Thomas, CMCA<sup>®</sup>, AMS<sup>®</sup>, PCAM<sup>®</sup> –  
Ext. 103

Vice President

16441 N. 91st STREET, SUITE 104  
SCOTTDALE, AZ 85260  
480-948-5860

[www.amcorprop.com](http://www.amcorprop.com)

## ACCOUNTING SERVICES

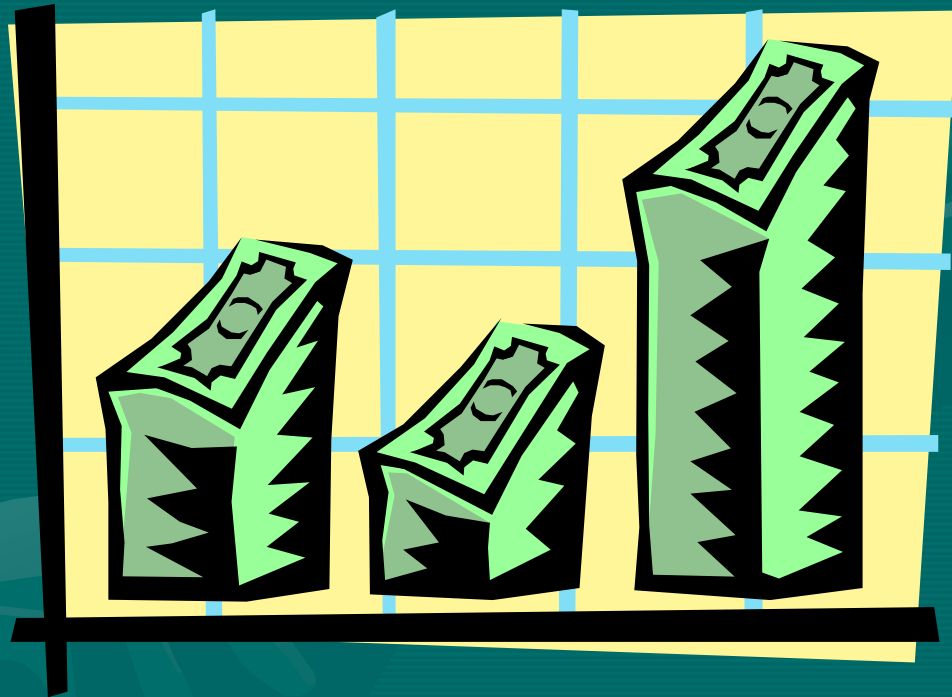
Jere Jarrell – (928) 468-0698

# APPROVE 2021 ANNUAL MEETING MINUTES

*Requires a Motion From Owners*



# FINANCIAL REPORT



# FINANCIAL HIGHLIGHTS

## STATEMENT OF RESERVE

September 16, 2022

Checking	\$ 8,724.59
Money Market	<u>48,023.72</u>
TOTAL CASH	\$ 56,748.31
Total Accounts Receivable	1,195.00
Less allowance Doubtful Receivable	( <u>500.00</u> )
Net Accounts Receivable	\$ 695.00
TOTAL RESERVE	<u>\$ 57,443.31</u>



# FINANCIAL HIGHLIGHTS

## ACCOUNTS RECEIVABLE

September 16, 2022

Property A – 2017 through 2022 Plus Late Fees	\$ 354.00
Property B – 2021, 2022 Dues Plus Late Fees	\$ 236.00
Property C – 2022 Dues Plus Late Fee	\$ 118.00
Property D – 2022 Dues Plus Late Fee	\$ 118.00
Property E – 2022 Late Fee Only	\$ 15.00
Property F – 2022 Dues Plus Late Fee	\$ 59.00
Property G – 2022 Dues Plus Late Fee	\$ 59.00
Property H – 2022 Dues Plus Late Fee	\$ 59.00
Property I -- 2022 Dues Plus Late Fee	\$ 59.00
Property J -- 2022 Dues Plus Late Fee	\$ 59.00
Property K – 2022 Dues Plus Late Fee	\$ 59.00
<b>TOTAL ACCOUNTS RECEIVABLE</b>	<hr/> <b>\$ 1,195.00</b>



# FINANCIAL HIGHLIGHTS

## 2022 YEAR END

### PROJECTED ACTUAL vs. BUDGET

INCOME = \$44.00 Membership Dues per Lot

	<u>Adopted Budget</u>	<u>Projected Actual</u>
Membership Dues	\$ 17,424.00	\$ 17,424.00
Transfer Fees	2,400.00	3,500.00
Late Payment Penalty	200.00	200.00
Fines/Violations	300.00	0.00
Interest on Money Market	<u>15.00</u>	<u>15.00</u>
Total Income	\$ 20,339.00	\$ 21,139.00

# FINANCIAL HIGHLIGHTS

## 2022 YEAR END - EXPENSES

### PROJECTED ACTUAL vs. BUDGET

	<u>Adopted Budget</u>	<u>Projected Actual</u>
WRITE OFF OF BAD DEBT	\$ 200.00	\$ 00.00
BOARD MEETING EXPENSE	0.00	200.00
INSURANCE	1,200.00	1,164.00
MANAGEMENT COMPANY (AMCOR)	7,300.00	7,200.00
LEGAL FEES	500.00	850.00
ACCOUNTING SERVICES	2,000.00	2,000.00
WEBSITE MAINTENANCE	300.00	650.00
MISCELLANEOUS	80.00	25.00
OFFICE EXPENSE	25.00	20.00
POSTAGE AND DELIVERY	750.00	750.00
PRINTING AND REPRODUCTION	700.00	600.00
STORAGE SPACE RENTAL	150.00	120.00
REPAIRS/MAINTENANCE	224.00	2,000.00

# Projected 2022 Operating Expenses

## Continued...

	<u>Adopted Budget</u>	<u>Projected Actual</u>
DRAINAGE EASEMENT MAINT.	\$ 4,000.00	\$ 2,000.00
CLEAN UP PROJECT	2,500.00	2,031.00
SHREDING EVENT	350.00	350.00
TAXES/LICENSES	60.00	60.00
<b>Total Expenses</b>	<b>\$ 20,339.00</b>	<b>\$ 20,020.00</b>
<i>Projected Addition to Reserve in 2022</i>		<i>\$ 1,119.00</i>

### Note:

2018 homeowners dues were \$44.00 per lot.  
2019 homeowners dues were \$44.00 per lot.  
2020 homeowners dues were \$44.00 per lot.  
2021 homeowners dues were \$44.00 per lot.  
2022 homeowners dues are \$44.00 per lot.  
2023 homeowners dues will be \$44.00 per lot.

# 2023 ADOPTED BUDGET

Adopted by the Board of Directors August 12, 2022

## BUDGETED INCOME

### \$44.00 Membership Dues per Lot

MEMBERSHIP DUES	\$ 17,424.00
TRANSFER FEES	3,000.00
LATE PAYMENT PENALTY	200.00
FINES/VIOLATIONS	300.00
INTEREST EARNED	<u>15.00</u>
 TOTAL INCOME	 \$ 20,939.00

# 2023 ADOPTED BUDGET

## BUDGETED EXPENSES

WRITE OFF OF BAD DEBT	\$ 200.00
BOARD MEETING RENTAL	200.00
INSURANCE	1,200.00
PROFESSIONAL MANAGEMENT COMPANY	7,600.00
PROFESSIONAL ATTORNEY SERVICES	800.00
PROFESSIONALS ACCOUNTING SERVICES	2,000.00
PROFESSIONALS WEBSITE SERVICES	550.00
MISCELLANEOUS	80.00
OFFICE EXPENSE	25.00
POSTAGE AND DELIVERY	800.00
PRINTING AND REPRODUCTION	750.00
STORAGE SPACE RENTAL	120.00
REPAIRS/MAINTENANCE	1,654.00
DRAINAGE EASEMENT MAINTENANCE	2,000.00
CLEAN UP PROJECT	2,500.00
SHREDING EVENT	400.00
TAXES/LICENSES	<u>60.00</u>
<b>TOTAL EXPENSES</b>	<b>\$ 20,939.00</b>



# RESERVES

	<u>TOTAL</u>	<u>PER LOT</u>
Actual Reserve Balance 12/31/17	\$37,838.25	\$ 95.55
Actual Addition to Reserve in 2018	<u>\$ 3,379.50</u>	<u>\$ 8.53</u>
Actual Reserve Balance 12/31/18	\$41,217.75	\$104.09
Actual Addition to Reserve in 2019	<u>\$ 3973.07</u>	<u>\$ 10.03</u>
Actual Reserve Balance 12/31/19	\$45,190.82	\$114.12
Actual Addition to Reserve in 2020	<u>\$ 1,982.48</u>	<u>\$ 5.00</u>
Actual Reserve Balance 12/31/20	\$47,173.30	\$119.12
Actual Addition to Reserve in 2021	<u>\$ 3553.63</u>	<u>\$ 8.97</u>
Actual Reserve Balance 12/31/21	\$ 50,726.93	\$128.10
Estimated Addition to Reserve in 2022	<u>\$ 1,119.00</u>	<u>\$ 2.83</u>
Estimated Reserve Balance 12/31/22	\$ 51,845.93	\$130.92

# YEAR IN REVIEW





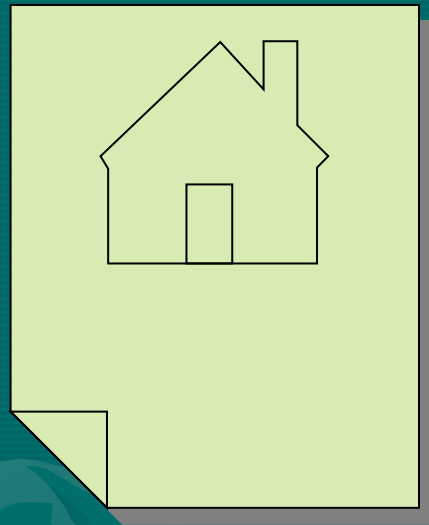
# 2022 ACCOMPLISHMENTS

- 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, painting homes and trash cans).
- Had our 19th successful Spring Clean-up Project.

# 2023 GOALS

- Brush Clean Up Event
- Two Shredding Events
- Continue to enforce Community Guidelines and Policies
- Monitor Reserve Account

# ARCHITECTURAL REVIEW COMMITTEE REPORT



# 2022 ACCOMPLISHMENTS

- Successful and uniform review of all submittals
- Since January 2022 – 86 Submittals with 84 approved



# Nominations / Elections

There are 2 seats up for election. We have 2 candidates running this year:

❖ Al Chittenden

❖ Mark Hayes



# HOMEOWNER FORUM



What's on your  
mind??

# ELECTION RESULTS



Introducing your new  
Board Members.....



The background is a solid teal color. A faint, stylized graphic of two hands shaking is visible, rendered in a lighter shade of teal. The hands are positioned diagonally across the frame, with one hand on the left and the other on the right, meeting in the center.

*THANK YOU FOR ATTENDING!*