

WOODHILL HOMEOWNERS ASSOCIATION

ANNUAL MEETING OF OWNERS

September 16, 2022

MINUTES

ROLL CALL: See Sign-in sheet. Board members present were: Al Chittenden, Lee Schneider, Michael Valentiner, and Dorothy Perry.

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

Guests: Tim Gallagher, Payson Fire Department; Kevin Rush, Payson Police Department. They spoke about the Community Risk Reduction Program. This program identifies and reduces hazards within communities. Tim Gallagher provided information to the owners present on how to contact him regarding the program.

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 46 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 Al Chittenden, second by Lee Schneider to approve the 2021 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 16, 2022 are \$56,748.31. There is an Accounts Receivable of \$1,195.00.

The projected addition to the Reserve Fund in 2022 is \$1,1119.00

The 2023 Budget was reviewed. The fees will remain \$44.00 annually for 2023.

PRESIDENT'S REPORT: Al Chittenden reviewed the 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: Robin Thomas reported the following:

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

ELECTIONS: There are 2 seats up for election and 2 candidates: Mark Hayes and Al Chittenden.

There being no additional nominees, Mark Hayes and Al Chittenden were elected to a two (2) year term.

There being no further business, the meeting was adjourned at 6:12 p.m.

Respectfully submitted,

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