

WOODHILL HOMEOWNERS ASSOCIATION

ANNUAL MEETING OF OWNERS

October 5, 2023

MINUTES

ROLL CALL: See Sign-in sheet. Board members present were: Al Chittenden, Lee Schneider, Michael Valentiner, 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 5:00 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 54 were 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 Michael Valentiner, second by Mark Hayes to approve the 2022 annual minutes. The Motion carried.

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

Total Assets as of October 5, 2023 are \$59,474.52. There is an Accounts Receivable of \$354.00.

The projected addition to the Reserve Fund in 2023 is \$681.00

The 2024 Budget was reviewed. The fees will remain \$44.00 annually for 2024.

PRESIDENT'S REPORT: Al Chittenden reviewed the 2023 accomplishments:

- Monthly maintenance of drainage channels continued;
- Two shredding events.
- Continued CC&R enforcement (mainly for parking, weeds, painting homes and trash cans).
- Had our 20th successful Spring Clean-up Project.

2024 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 2023 – 81 submittals with 80 approved.

ELECTIONS: There are 2 seats up for election and 2 candidates: Michael Valentiner and Lee Schneider.

There being no additional nominees, Michael Valentiner and Lee Schneider were elected to a two (2) year term.

There being no further business, the meeting was adjourned at 5:44 p.m.

Respectfully submitted,

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