

WOODHILL HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
August 1, 2024, The Way Church Building , 714 N. Beeline Hwy.

CALL TO ORDER: Al Chittenden called the meeting to order at 2:59 p.m. The following additional Board Members were present: Michael Valentiner, Lee Schneider, Paul Glaze & Mark Hayes

Representing AMCOR Property Professionals, Inc. Robin L. Thomas, and Anna Litchfield

MINUTES:

MOTION made by Michael Valentiner, second by, Lee Schneider to approve the June 7, 2024, minutes as presented. The Motion carried unanimously.

FINANCIALS: Jere Jarrell reviewed the financial reports. Total assets are \$64,464.65, Net Income is \$9,250.29 and Accounts Receivable is \$1,372.00.

MOTION made by, Mark Hayes, second by Michael Valentiner , to approve disbursements check #s 2906 through 2909 of \$1,535.40, and Check # 2905 was VOIDED for the June 8,2024 through July 31, 2024, period. The Motion carried unanimously.

NEW BUSINESS:

- a. Preliminary Elections- Discussed that candidates are running for the betterment of the entire community. Furthermore, all candidates are required to cover and run by the CC&R's.
- b. Annual Fee Increase- Looking at \$50.00 per lot from \$44.00. This was only reviewed and will be announced with the final decision at the Annual meeting.
- c. Jere Jarrel is staying on until November 1, 2024, and at that time it will be reviewed if he will continue to do the Accounting for Woodhill. His home is currently for sale in the community.
- d. Date for Annual Meeting was set for Friday, September 20, 2024, with a 3:00 sign in time.
- e. 2025 Budget- Tabled
- f. Roads and Enforcement- Tabled for April 2025 Board Meeting
- g. Jon's Yard Service Contract- **A MOTION to approve a monthly contract with Jon's Yard Service in the amount of \$450.00 per month was made by Lee Schneider, second by Mark Hayes. The Motion carried unanimously.** The purpose behind the contract and services is to prevent major flood events and maintain flow in areas that are owned by the HOA.

Action Item

- Send out letter to verify e-mail list with annual meeting letter

There being no further business, the meeting was adjourned at 4:00 p.m.

Respectfully submitted,

Anna Litchfield, Association Manager
AMCOR PROPERTY PROFESSIONALS, INC.