

WOODHILL HOMEOWNERS ASSOCIATION MEETING

Ogden Payson Office – 405 S. Beeline Hwy, Ste. D
Friday, January 24, 2025
5:30 p.m.

CALL TO ORDER & ROLL CALL:

SECRETARY'S REPORT

- Review/Approval of Meeting Minutes November 7, 2024 and December 16, 2024

TREASURER'S REPORT

- Review & Acceptance of Treasurer's Report
- Approval of disbursements
- Edward Jones Account – signers, info into financials, Ogden access to transfer funds as allowed by Treasurer
- Closing of WHOA checking account
- Revised 2025 Budget

ARCHITECTURAL COMMITTEE REPORT

OLD BUSINESS

- Insurance Policy (Liability) 2025

NEW BUSINESS

- Parking Issue – Vote of Membership
- 2025 Meeting Dates

HOMEOWNER'S OPEN FLOOR DISCUSSION

- Try to limit to 3-5 minutes per member to address homeowner concerns

ADJOURNMENT – Adjourn to Executive Session

EXECUTIVE SESSION - (this is a closed session)

The Board will be meeting in executive session following the open portion of the Board meeting. Although attendance at the executive session is restricted to the Board (members are not permitted to attend), Arizona law requires that members be informed of executive session meetings. The Board may be meeting in executive session to address:

- Legal advice from an attorney for the Board or the Association. See A.R.S. §33-1804(A)(1).
- Pending or contemplated litigation. See A.R.S. §33-1804(A)(2).
- Matters relating personal, health or financial information about an individual member of the association, an individual employee of the association or an individual employee of a contractor for the association. See A.R.S. §33-1804(A)(3).

**WOODHILL HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
November 7, 2024**

CALL TO ORDER: Al Chittenden called the meeting to order at 5:30 p.m. The following additional Board Members were present: Paul Glaze, Lee Schneider, & Mark Hayes

Representing AMCOR Property Professionals, Inc. Robin L. Thomas.

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. Lot 170 – Owner was present to appeal his exterior lighting violation and respective fines for the ongoing violation.

Motion made by Lee Schneider, second by Mark Hayes to deny the owner's request to remove the violation or waive the fees. The Motion carried unanimously.

- b. Jerre Jarrell – Jere is retiring at December 31, 2024.

MOTION made by Al Chittenden, second by Lee, to award Jere with a plaque for his service since 2006, and \$200 gift card. The Motion carried unanimously.

- c. Contract Renewals –
 - a. Carol Baxter Web Master

MOTION made by Al Chittenden, second Paul Glaze, to approve the web administration contract for 2025 for \$50.00 per month. The Motion carried unanimously.

- b. Jon's Yard Service –

MOTION made by Al Chittenden, second by Paul Glaze, to approve the contract from Jon's Yard Service for \$450.00 per month for 2025. The Motion carried unanimously.

- c. Management Contract – AMCOR terminated the management contract as of 12/31/24.

MOTION made by Al Chittenden, second by Mark Hayes, to approve the contract with Ogden Realty and Property HOA, effective January 1, 2025. The Motion carried unanimously.

There being no further business, the meeting was adjourned at 7:00 p.m.

Respectfully submitted,

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

WOODHILL HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS ORGANIZATIONAL MEETING MINUTES
December 16, 2024

CALL TO ORDER: The meeting was called to order at 1:01 p.m. The following Board Members were present: Lee Schneider, Paul Glaze, Michael Valentiner, Hugo Selegetes, and Jason Fogel (telephonic).

Representing Ogden & Co., Inc.: Melissa Glinzak, incoming Community Manager

The sole purpose of this meeting is to elect the officers for the Board of Directors from the Board of Directors.

NEW BUSINESS:

- a. President for 2025

A motion was made by Michael Valentiner for Lee Schneider to serve as President of the Board for 2025. Paul Glaze seconded. Motion passed unanimously.

- b. Treasurer for 2025

A motion was made by Lee Schneider for Michael Valentiner to serve as Treasurer of the Board for 2025. Paul Glaze seconded. Motion passed unanimously.

- c. Secretary for 2025

A motion was made by Michael Valentiner for Jason Fogel to serve as Secretary of the Board for 2025. Hugo Segletes seconded. Motion passed unanimously.

Hugo provided handouts on open meeting laws and also offered to serve on the Architectural Committee with Lee Schneider. Lee currently serves as Chairman of the ACC.

There being no further business, the meeting was adjourned at 1:17 p.m.

Respectfully submitted,

Melissa Glinzak, CAAM, MBA
Ogden & Co. Inc.

Woodhill Homeowners Association
Balance Sheet 2024 and 2023
December 31 2024 and December 31, 2023

	Dec 31, 24	Dec 31, 23	\$ Change
ASSETS			
Current Assets			
Checking/Savings			
101.2 · Checking -- Chase Bank	5,203.19	7,412.06	(2,208.87)
102.1 · Money Market Acct Chase Bank	48,645.84	48,036.30	609.54
Total Checking/Savings	53,849.03	55,448.36	(1,599.33)
Accounts Receivable			
110.000 · Accounts Receivable	2,795.00	354.00	2,441.00
Total Accounts Receivable	2,795.00	354.00	2,441.00
Other Current Assets			
110.002 · Allow for Doubtful Receivable	(500.00)	(500.00)	
Total Other Current Assets	(500.00)	(500.00)	
Total Current Assets	56,144.03	55,302.36	841.67
TOTAL ASSETS	56,144.03	55,302.36	841.67
LIABILITIES & EQUITY			
Liabilities			
Current Liabilities			
Other Current Liabilities			
2001 · Revenue collected in Advance	352.00	88.00	264.00
Total Other Current Liabilities	352.00	88.00	264.00
Total Current Liabilities	352.00	88.00	264.00
Total Liabilities	352.00	88.00	264.00
Equity			
1110 · Reserve	55,214.36	54,221.74	992.62
Net Income	577.67	992.62	(414.95)
Total Equity	55,792.03	55,214.36	577.67
TOTAL LIABILITIES & EQUITY	56,144.03	55,302.36	841.67

Woodhill Homeowners Association
Statement of Income and Expenses 2024 & 2023
For the Years Ended December 31, 2024 and December 31, 2023

	Jan - Dec 24	Jan - Dec 23
Income		
410 · Membership Dues	17,424.00	17,424.00
415 · Interest Income	9.54	10.44
417 · Transfer fees	2,500.00	2,400.00
418 · Late Payment Penalty	366.00	138.00
419 · Violation Penalty	2,050.00	0.00
Total Income	22,349.54	19,972.44
Gross Profit	22,349.54	19,972.44
Expense		
857 Board Meeting Rental	150.00	100.00
836 · Insurance	1,437.74	1,164.00
842 · Professional Services		
842.1 · Management Company	7,167.06	7,179.28
842.2 · Attorney	5,775.71	537.75
842.3 · Accounting Services	2,000.00	2,000.00
842.4 · Web Site Maintenance	574.35	899.40
Total 842 · Professional Services	15,517.12	10,616.43
848 · Miscellaneous	270.00	0.00
850 · Office Expense	13.20	0.00
851 · Postage and Delivery	100.00	687.28
852 · Printing and Reproduction	84.96	133.53
859 · Storage Space Rental	120.00	120.00
860 · Repairs/Maintenance	207.65	1,062.08
861 · Drainage Easement Maintenance	3,600.00	1,800.00
862 · Cleanup Project	0.00	2,836.50
866 · Shreding Event	200.00	400.00
870 · Taxes/Licenses	71.20	60.00
Total Expense	21,771.87	18,979.82
Net Income	577.67	992.62