

WOODHILL HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
May 2, 2025

CALL TO ORDER Lee Schneider called the meeting to order at 4:30 p.m. The following additional Board Members were present: Paul Glaze, Hugo Segletes, Jason Fogel.

Representing Ogden & Co. (Management Company) – Melissa Glinzak

MINUTES

MOTION made by Hugo Segletes, seconded by Paul Glaze to approve the January 25, 2025, minutes as presented. The Motion carried unanimously.

TREASURER REPORT

FINANCIALS: The financial reports for January through March were presented including the Edward Jones investment statements. Total assets as of 3/31/25 were \$66,707.92. Operating account as of 3/31/25 were \$12,840.63, investments were \$53,867.29, net income was \$11,483.82.

MOTION was made by Hugo Segletes to approve the revised 2025 budget as submitted.

Seconded by Jason Fogel.

Motion passed unanimously.

The updated 2025 budget will be uploaded to the portal for the community to view.

ARC REPORT

Seventeen ARC requests were submitted and approved by the ARC.

- 502 N. Blue Spruce Rd. – Repaint home
- 910 W. Landmark Trail – Repaint home
- 611 N. Boulder Ridge – Move fence to front of home (this was approved with the contingency that the fence would be made of wood similar to the home next door and would not be chainlink as it currently is)
- 910 W. Landmark Trail – Remove dead tree
- 907 W. Landmark Trail – Repaint home (same colors)
- 605 N. Eagle Ridge – Remove tree too close to house (insurance)
- 828 W. Country Lane – Install security door
- 804 W. St. Moritz Drive – Installation of windows which changed exterior
- 609 N. Woodhill – New construction
- 807 W. Country Lane – Install a 12 x 10 shed, painted to match home
- 509 N. Blue Spruce Rd – Installation of 20' telescoping flag pole
- 917 W. Country Lane – Landscape change (due to elk eating plants)
- 508 N. Prospector Circle – Repaint home
- 805 N. Blue Spruce Road – Replace small wood deck with Trex and TimberTech steel railing
- 504 N. Oak Ridge Road – Request to build fence
- 907 W. Sundance Circle – Repaint home (same colors)
- 905 W. Sundance Circle – Roof replacement, same color

A motion was made by Jason Fogel to approve the ARC approvals. Paul Glaze seconded. Motion carried.

A motion was made by Hugo Segletes to appoint Paul Frommelt, Richard Meyer, and Valerie Starr to the ARC committee. Jason Fogel seconded. Motion carried.

Lee Schneider stated that Hugo would be the chair of the committee, per Arizona law, and that he (Lee) would just remain in a view capacity when needed.

OLD BUSINESS

INSURANCE: USLI is the insurance carrier for the community. The Board approved binding coverage with this company via unanimous written consent on March 21, 2025.

NEW BUSINESS:

PARKING ISSUE: With a vote of 203 yes to 33 no, a total of 237 ballots received, the membership voted to retain authority on the parking on public streets. The resolution will be recorded and authority will remain with the HOA.

UPDATED PARKING POLICY: Hugo Segletes put together an updated parking policy, which added SUV's to the list of vehicles, allowed for street parking during the day but prohibited overnight parking (10 p.m. – 6 a.m.), allowed for permission for overnight parking to be granted by either Board members or management, and allowed for parking overnight on seven holidays (New Year, Easter, Memorial Day, Independence Day, Labor Day, Thanksgiving, and Christmas).

A motion was made by Hugo Segletes to adopt the revised policy as submitted. Jason Fogel seconded. Motion passed and the updated Parking Policy was adopted. It will be added to the website, the portal, and sent out to the community via eblast.

BOARD MEMBER RESIGNATION/VACANCY/APPOINTMENT: Board Member Michael Valentiner, resigned from the Board on April 16, 2025, leaving a vacancy on the Board. The Board can appoint someone to fill the remainder of the term or wait until the next election in December.

A motion was made by Lee Schneider to appoint Hugo Segletes as Treasurer. Paul Glaze seconded. Motion passed unanimously.

UPDATE FROM WILDFIRE SYMPOSIUM: Hugo Segletes and Melissa Glinzak attended the first annual Gila County Wildfire Symposium. Hugo provided an update for the audience as to the classes offered and what he and others learned from the event.

OPEN FORUM:

Questions were asked and answered during the meeting. No other open forum items were raised.

There being no further business, the meeting was adjourned at 5:17 p.m.

Respectfully submitted,

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