

WOODHILL HOMEOWNERS ASSOCIATION BOARD OF DIRECTORS MEETING MINUTES August 15, 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 (via zoom).

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

MINUTES

MOTION made by Paul Glaze, seconded by Hugo Segletes to approve the May 2, 2025, minutes as presented. The Motion carried unanimously.

TREASURER REPORT

FINANCIALS: The financial reports for April through June were presented by Hugo Segletes, including the Edward Jones investment statements. Current operating account balance is \$6,041.48. Reserve is \$16,004.47 and Edward Jones account is \$38,125.92, bringing total assets to \$60,171.87. Budgeted income was \$478.01, but actual income was \$1,717.68. Expenses were reported at \$3,373.50, which exceeds the budgeted amount of \$1,668.55. Major expenses include legal fees exceeding the budget by \$150, office-related costs, and an increase in insurance premiums. Year-to-date income totals \$20,179.35 with expenses at \$12,799.04, resulting in a net position of \$7,380.31.

ARC REPORT

The committee processed 19 requests this quarter, all of which were approved. The committee discussed updating the color palette to include birch white and slate gray to accommodate recent requests. The board unanimously approved these additions to the palette.

- 910 W. Country Lane – Fence replacement
- 504 N. Blue Spruce Road – Garage door revision
- 500 N. Oak Ridge Road – Screen in back patio
- 926 W. Country Lane – Repaint home/color change
- 608 N. Wilderness Trail – Addition of a shed (to match house) and replacement of roof (color to stay the same)
- 610 N. Wilderness Trail – Revision of exterior (new paint colors, new stone, new pavers, new decking, new landscaping)
- 913 W. Country Lane – Replacement of chain link with wood fence
- 504 N. Blue Spruce Road – Repainting home
- 604 N. Wilderness Trail – Roof Replacement
- 502 N. Boulder Ridge Road – Repaint home (same colors)
- 501 N. Blue Spruce Road – Repaint home
- 915 W. Country Lane – Roof replacement (same color)
- 611 N. Boulder Ridge Road – Wood fence at front of home
- 830 W. Sherwood Drive – Paint home (change color)
- 714 N. Foxhill Circle – Paint home (change color) and replace windows

The committee discussed updating the trim color palette to include birch white and slate gray to accommodate recent requests.

A motion was made by Hugo Segletes to add birch white and slate gray to the approved trim color palette.

Jason Fogel seconded.

Motion passed unanimously. Both colors will be added to the trim palette only both online and at Payson Paint.

OLD BUSINESS

None.

NEW BUSINESS:

UPCOMING BOARD ELECTIONS: Three positions on the board will be up for election this year. The solicitation for nominations will be sent to homeowners via email, and voting will occur in November. The board encourages participation.

OPEN FORUM:

A question was raised by a new owner regarding the use of a management company and wanting to keep the dues low. It was explained that the goal of the Board is to keep the dues low while ensuring that property values stay high, which is why a management company is involved. They handle the day to day and keep the animosity between neighbors down by not having neighbors policing other neighbors and Ogden also makes sure that the money is safe and handled appropriately.

There being no further business, the meeting was adjourned at 5:14 p.m.

Respectfully submitted,

Jason Fogel, Secretary
Woodhill HOA Board of Directors

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