

WOODHILL HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING MINUTES

November 14, 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 Paul Glaze, seconded by Hugo Segletes to approve the August 15, 2025, minutes as presented. The Motion carried unanimously.

TREASURER REPORT

FINANCIALS: The financial reports for July through September were presented by Hugo Segletes, including the Edward Jones investment statements. Current operating account balance is \$1,678.72. Reserve is \$32,516.92 and Edward Jones account is \$22,567.60, bringing total assets to \$56,763.24. Interest collected to date on reserves is \$1,138.70. Budgeted income was \$478.01, but actual income was \$188.15. Expenses were reported at \$1,737.03, which exceeds the budgeted amount of \$68.49. Expenses include printing and postage costs and an increase in insurance premiums. Year-to-date income totals \$21,703.27 with expenses at \$18,735.36, resulting in a net position of \$2,966.91. 19 homeowners were past due on assessments, but one was recently collected. Ogden will continue to make efforts to collect these past due amounts.

ARC REPORT

The committee processed 9 requests this quarter, all of which but one were approved.

- 716 N. Boulder Ridge – Repaint of home, changing color from gray to green.
- 608 N. Wilderness Trail – Install gutters on south side of residence.
- 601 N. Blue Spruce Road – Repaint home, body and trim, same colors.
- 604 N. Boulder Ridge – Replace existing garage door.
- 917 W. Landmark Trail – Install a backyard storage shed, painted to match home.
- 922 W. Sherwood Drive – Paint home, body same color, trim charcoal slate.
- 805 N. Blue Spruce Road – Deck, replace wood flooring and railing.
- 830 W. Sherwood Drive – Repaint of home, change color to tan and white.

OLD BUSINESS

None.

NEW BUSINESS:

UPCOMING BOARD ELECTIONS: A copy of the ballot and the accompanying documents was presented to the Board for their review and approval. There are three candidates for the three open positions. They are Cindy Bryant, Matt Haney, and Lee Schneider. Ballots will be mailed out the week of November 18th. The Annual Meeting will be on December 12th at 5:30 p.m. at the Ogden Payson office.

2026 PROPOSED BUDGET: A copy of the 2026 proposed budget was provided to the Board and also presented at the meeting to those in attendance. To finish out 2025, approximately \$4,000 will need to be moved from reserve to operating to cover the shortfall created by an increase to the insurance premiums (due to the pending lawsuit). Due to these expenses, and estimated increased for 2026

expenses, the proposed budget included a 20% increase in assessments, from \$44 annually to \$53 annually. The 2025 budget was projected at \$23,160 with the 2026 budget projected at \$29,025, for an estimated increase in expenses of \$5,865. The 20% will not cover the full increase but the Board is hoping that, as the year progresses, there will be a reduction in expenses, especially printing/postage if more owners switch to email as their source of communication.

A motion was made by Paul Glaze to approve the 2026 Budget and the increase from \$44 to \$53 annual assessment.

Hugo Segletes seconded.

Motion passed unanimously. The 2026 Budget along with a letter will be mailed to all the owners in the community.

LEASE/RENT ENFORCEMENT POLICY: Recently Ogden became aware of 2 homes being used as short-term rentals. Both owners were contacted to notify them of their non-compliance with the restriction on rentals in the CC&Rs. Rentals must be for no less than 30 days. To ensure compliance with the CC&Rs, the Board was provided a Lease/Rent policy for their review and adoption. The policy details exactly what is considered a violation and also provides a fine schedule solely for rentals, with the first offense being a warning, second offense a \$1000 fine, third offense \$1500 fine, fourth and subsequent offenses are \$2000 fines.

A motion was made by Paul Glaze to adopt the Lease/Rent Enforcement Policy as provided.

Jason Fogel seconded.

Motion passed unanimously. This policy will be sent out to all the owners, posted on the website, and provided to the Central Arizona Board of Realtors and real estate agents to ensure they know the rules regarding rentals in Woodhill.

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.