

# WOODHILL HOMEOWNERS ASSOCIATION

## BOARD OF DIRECTORS MEETING MINUTES

### February 26, 2026

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

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

#### **MINUTES**

**MOTION made by Hugo Segletes, and seconded by Jason Fogel, to approve November 14, 2025, minutes as presented. The Motion carried unanimously.**

#### **TREASURER REPORT**

**FINANCIALS:** The financial reports for October through December 2025, were presented by Matt Haney. Current operating account balance as of February 25, 2026, is \$19,687.63 and Reserve is \$49,810.95, bringing total assets to \$67,498.58. Interest collected to date on reserves is \$1,159.20. End of Year income totals \$28,379.94 with expenses at \$26,490.12 resulting in a net position of \$1,889.50. 12 homeowners were past due on assessments and 4 past due on violations. Ogden will continue to make efforts to collect these past due amounts.

#### **ARC REPORT**

The committee processed 10 requests this quarter, 4 are currently in review and 1 has been denied.

- 829 W. Country Lane – Widen driveway and add walkway to street with pavers. *Approved*
- 610 N. Boulder Ridge Road – Painting home to match current: Body – Wells Gray, Trim – Birch White, Fascia – Italian Basil. *Approved*
- 900 W. Country Lane – Add a full wood structure along the side of the home, behind the RV gate, for boat storage. Will be painted to match the home. *Approved*
- 913 W. Country Lane – Fence – add 6' cedar on east side of house, double gate from garage side south to current chain link. *Approved*
- 606 N. Eagle Ridge – Driveway – pavers added to the left side of the driveway for an additional space to park a vehicle. *Approved*
- 502 N. Blue Spruce – Repaint home original “grandfathered” color – Moss Island. No trim. *Approved*
- 813 W. Oak Ridge Circle – Change exterior color to gray body and white trim. *Approved*
- 807 N. Elk Horn Circle – Replace 4 windows over garage addition. Replacing metal frames with vinyl frames. Tan window frames. *Approved*
- 805 W. Country Lane – Garage door – Request to replace damaged garage door with new garage door, painted to match home. *Approved*
- 604 N. Eagle Ridge – Exterior paint, same as current. Body, Bisque Tan; Trim – Cocoa/Italian Basil; Garage door, Bisque Tan. *Approved*

#### Currently in Review:

- 825 W. Sierra Circle – Would like to add 4' chain link at rear of yard (from back of house to connect to fences on either side) with 3' gates to operate as a dog run.
- 912 W. Wilderness Trail – Fence install for property line and personal safety.
- 820 W. Country Lane – Driveway – Owner would like to add additional parking area to his driveway so that he can keep a vehicle out of the way of the garage.
- 511 N. Woodhill Road – Repaint and change colors slightly from their current colors: Body, Benjamin Moore – similar to DE Barrel Stove; trim Dragon’s Breath or Ashwood Moss (similar to DE Italian Basil) but darker
- One request for a fence was denied as it did not comply with community standards.

## **OLD BUSINESS**

None.

## **NEW BUSINESS:**

Taxes and Compilation Report: The Board discussed proposed bids from Jere Jarrell who was the former bookkeeper and March & McMillan to perform the 2025 annual review and tax return. Jere Jarrell proposed a bid that included notes for \$700 and March & McMillian proposed a bid without notes for \$500.

A motion was made by Hugo Segletes, and seconded by Jason Fogel, to approve March & McMillian to perform the 2025 annual review and tax return in the amount of \$500 without notes.

Revisions to Color Board: New paint colors have been added to the Color Board as they have not been updated in 30 years. The new color board colors for a front door/screen that have been approved are Red, Yellow (Lemon), Green (Jaded) and Blue. Payson Paint will have the color boards that were approved. Melissa will also update the website.

A motion was made Hugo Segletes, and seconded by Cindy Bryant, to approve the new door colors.

Revisions to Storage and Tool Sheds or Structures: Revisions to the Storage and Tool Sheds or Structures that are being requested are the paint colors will have to match the house, Storage or Tool sheds will have to be up against the house and 7ft wide, 5ft long and 3 feet deep.

A motion was made by Hugo Segletes, and seconded by Jason Fogel, to approve the revision to Storage and Tool Sheds or Structures.

Revisions to Lighting Policy: The Board directed the ARC Committee to go through the current policy to address holiday lighting and short-term displays and ensure compliance to the dark sky rules in place by Town of Payson. They ask to come back in May after the ARC looks at the whole policy. The Board recommends strip lighting concealed under eaves and approved for Homeowners to leave their current lights up while it's under review. Melissa will share examples of other HOA's as well.

A motion was made by Lee Schneider, and seconded by Jason Fogel, to approve the ARC to look at the lighting policy.

## **OPEN FORUM:**

Homeowner asked about chain link fences. Chain link fences are allowed in the backyards but not the front yard. Dog runs must be approved by the ARC. Homeowner asked about parking trailers in the driveway or side of the home. The HOA clarified that trailers can't be parked in driveways and on the side of the home as they need to be behind a 6ft gate. Homeowners raised concerns about safety and suggested having cameras installed but the Board stated cameras are not feasible and discussed restarting the Neighborhood Watch Program.

Melissa introduced her new assistant Amanda and explained she came to support portfolio management, improve responsiveness and office coverage.

There being no further business, the meeting was adjourned at 5:37 p.m.

Respectfully submitted,

Jason Fogel, Secretary  
Woodhill HOA Board of Directors