WOODHILL HOMEOWNERS ASSOCIATION MEETING

Ogden Payson Office – 405 S. Beeline Hwy, Ste. D
Friday, August 28, 2026
4:30 p.m.
This is an open Board meeting. All members may attend.

https://us06web.zoom.us/j/87233819176?pwd=bSz1dRnvKjNzy36m7QIV2VmAYLtnL4.1

CALL TO ORDER & ROLL CALL:

SECRETARY'S REPORT

- Review/Approval of Meeting Minutes May 28, 2026

EXECUTIVE SESSION SUMMARY – The Board previously met in executive session to discuss violations, collections, and legal advice pursuant to ARS 33-1804(A).

ES ACTION ITEMS –

- Consideration and possible action on homeowner violation matters
- Consideration and possible action regarding delinquent accounts and collection steps

TREASURER'S REPORT

- Review & Acceptance of Treasurer's Report
- Financials for July 2026.

ARCHITECTURAL COMMITTEE REPORT

- Update/Approvals from ACC

OLD BUSINESS

- Painting addresses on curbs

NEW BUSINESS

- Payson Night Out
- Fall Firewise Project
- Upcoming Elections
- Contracts

HOMEOWNER'S OPEN FLOOR DISCUSSION

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

ADJOURNMENT – Adjourn

The Board may meet in executive session. 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. Executive Session are for discussion only. All decisions must be made in an Open Board meeting. The Board may meet in executive session to address items included in A.R.S. §331804(A)(1-5).

WOODHILL HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
May 28, 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 was absent.

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

MINUTES

Motion made by Jason Fogel, and seconded by Hugo Segletes, to approve February 26, 2026, minutes as presented. The Motion carried unanimously.

EXECUTIVE SESSION SUMMARY

Lee Schneider explained the new Arizona case law now prohibits HOAs from voting on assessments, fines, and homeowner issues in executive session; such votes must occur in open session. To maintain confidentiality, actions reference homeowner account numbers (known internally; not identifiable to others). Executive sessions remain for sensitive matters (e.g., legal strategy with counsel). Any required financial votes tied to litigation will occur in open session. The HOA expects only a $1,000 deductible exposure on the current insurance-driven legal matter.

Lee Schneider stated $50 fines (2 homeowners): One lighting and one weeds violation. Process followed: friendly reminder; ~30 days later a notice with $50 fine; both homeowners then corrected issues.

A motion was made by Lee Scnieder and seconded by Jason Fogel to waive two $50 fines for accounts 28752935 and 28752464.

A motion was made by Lee Scnieder and seconded by Cindy Bryant to approve waiving six homeowners $30 late fees who paid their dues late. Listed accounts: 28752644, 28752663, 28752726, 28752400, 28752466, and 28752559.

22 homeowners remain unpaid for the current year. Mailing and email addresses are being verified; several address errors were corrected.

TREASURER REPORT

FINANCIALS: The financial reports were presented by Hugo Segletes. Balances as of May 21: Operating $14,320.90; Reserve $48,093.13; Total $62,414.03. April snapshot (4-30 of 26): Income: Budgeted $2,354.75; Actual $1,369.13; Variance −$985.62. Expenses: Budgeted $2,354.75; Actual $2,128.38; Variance +$226.36. Misc. admin is over budget (statements sent early 2026 vs. end of 2025). CPA fees were not budgeted, contributing to over-budget expenses. Income $16,523.01 over budget because assessments are collected annually but budgeted monthly. Expenses $11,521.21 over budget due to annual/upfront invoices (e.g., CPA fees) vs. monthly budgeting. Net position: $5,001.76. Reserve fund as of 4-30-26: $49,956.96 invested in three CDs; interest collected to date $152.10 (reflecting one month). It is projected that cumulative interest should be roughly $600–$800 as CDs roll (6-, 9-month,etc.)

ARC REPORT

The committee processed 18 requests this quarter, 2 are currently in review (a color change within wood-like palette; replacement of a rotted deck). Many submittals were for painting; overall compliance and upkeep are strong.

OLD BUSINESS.

EXTERIOR LIGHTING POLICY

Lee Schneider shared that the Board is reviewing an updated exterior lighting policy, to replace the prior website version, that still assists with compliance with Dark Sky requirements but also allows owners to light the exterior of their homes.

The main changes are:

- Forever Lights – these are allowed, as long as they are installed behind eaves, to hide the bulb, and allow the light to be between the eave and the house;

- Holidays and Décor – there are no defined holidays. Lights/décor may be put up two weeks before a holiday and must be taken down no later than one week after the holiday. There is a winter holiday season starting October 15 and going until January 15, which will encompass Halloween, Thanksgiving, Christmas, and any other holiday that may be celebrated during this time.

A motion was made by Cindy Bryant and seconded by Jason Fogel to approve the new lighting policy. The policy will be posted on the portal, the website, and also emailed out to the community.

Also, for the 250th Anniversary of the United States, owners may put out patriotic decorations starting on Memorial Day and keep them up throughout the summer until one week after Labor Day.

NEW BUSINESS:

Curb Address Painting: The Board discussed some background that the Boy Scouts previously painted curb numbers (~$10/house); many addresses are now faded. Reflective paint aids first responders. TruLine priced the entire community at $4,500 (~$15/unit; ~365 homes). Partial participation may be possible if a few hundred commit. It was suggested that Mandy and Melissa will contact high school clubs (e.g., FFA, DECA) and other groups to run this as a fundraiser; they will also pursue donations.

Authorization to Create Agenda: To comply with case law scrutinizing agendas and noticing, the board approved a resolution delegating authority to prepare and circulate board and executive session agendas to the board president, secretary, or the association's managing agent (Ogden Property Management), subject to board oversight and applicable law.

A motion was made by Lee Schnieder, and seconded by Hugo Segletes, to approve the authorization for Ogden Property Management to create the agenda.

OPEN FORUM:

- Ogden thanked Mr. Frommelt for his past year serving on the ARC committee
- The Shred-a-Thon was a great success and Ogden plans on having this annually
- Ogden will work on establishing some type of program to allow owners to dispose of green waste once a year
- There was positive feedback from owners in attendance regarding communication to the residents
- Ogden will collect information regarding National Night Out to assist with a suggestion of a block party for Woodhill

There being no further business, the meeting was adjourned at 5:28 p.m.

Respectfully submitted,

Jason Fogel, Secretary
Woodhill HOA Board of Directors

Woodhill HOA – Treasurer's Report
Board Meeting – August 28, 2026

💰 Current Balances (as of August 19, 2026)

Account	Balance
Operating	$10,617.34
Reserve	$48, 512.92
Total	$59,130.26

📊 Monthly Snapshot – 7/31/2026

Category	Budgeted	Actual	Variance
Income	$2,354.75	$459.57	$(1,895.18)
Expenses	$2,354.75	$2,128.38	$226.36

Quick Notes:
- ⚠ Drainage Eastement Maintenance is over budget $550 as the December payment was made in January and in June the Board increased the pay to this service by $50 per month.

- ⚠ Legal Fees is over budget $1137.19 due to collection fees for past due accounts (5 demand letters, 2 pre lien letters, and all 7 sent certified mail)

- ⚠ Misc Admin Expense is over budget as the 2026 statements weren't sent until early 2026 instead of the end of 2025

- ⚠ CPA Fees weren't budgeted, so this shows over budget.

📅 Year-to-Date – 7/31/2026

- **Income:** $21,346.39 is $4,863.14 over budget as assessments are collected annually but budgeted monthly but additional legal, collection, late fees, fines/violations, and transfer fees are adding to the income
- **Expenses:** $19,039.08 over budget by $2,555.90 due to invoices being submitted up front and annually but expenses budgeted monthly, additional legal fees for past due amounts (seriously past due amounts), CPA not being budgeted, and other small budgetary issues that will be addressed with the 2027 budget.
- **Net Position:** $2,307.24

🏛 Reserve Fund –7/31/2026

- **Balance:** $50,371.22 (invested in CDs, receivable from operating, reserve cash)
- **Interest collected to date:** $566.00

📌 Delinquencies

- **Total:** $1,848.40 (9 assessment, 5 late fee, 2 misc charge, 7 processing fee, 4 violations)

➡ Upcoming

- Possible Firewise Days Fall Cleanup

Prepared by: Melissa Glinzak for WHOA Treasurer

Woodhill Homeowners Association

Balance Sheet as of 7/31/2026

Assets	Operating	Reserve	Total
Assets			
1000 - Operating Account	$11,400.34		$11,400.34
1010 - Reserve Cash		$0.22	$0.22
1015 - Res CD FC2401 6mth 9 2 26		$16,131.75	$16,131.75
1016 - Res CD FC3201 9mth 12 2 26		$16,126.36	$16,126.36
1017 - Res CD FC4101 12 mth 3 2 27		$16,112.89	$16,112.89
1716 - Receivable From Operating		$2,000.00	$2,000.00
Total Assets	**$11,400.34**	**$50,371.22**	**$61,771.56**
Total Assets	**$11,400.34**	**$50,371.22**	**$61,771.56**

Liabilities / Equity	Operating	Reserve	Total
Liabilities			
2215 - Payable to Reserves	$2,000.00		$2,000.00
Total Liabilities	**$2,000.00**		**$2,000.00**
Equity			
3501 - Retained Earnings	$7,093.01	$49,804.86	$56,897.87
3615 - Net Income (Loss)	$2,307.31	$566.36	$2,873.67
Total Equity	**$9,400.32**	**$50,371.22**	**$59,771.54**
Total Liabilities / Equity	**$11,400.32**	**$50,371.22**	**$61,771.54**

Woodhill Homeowners Association

Statement of Revenues and Expenses 7/1/2026 - 7/31/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	

Operating Income

Income

	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
4010 - Assessment Income	158.80	1,742.42	(1,583.62)	17,349.29	12,196.94	5,152.35	20,909.00
4040 - Legal/Collection Reimbursement	-	-	-	766.40	-	766.40	-
4401 - Late Fee Income	-	-	-	462.20	-	462.20	-
4402 - Fines/Violations	-	-	-	150.00	-	150.00	-
4410 - Other Income	300.20	200.00	100.20	2,614.00	1,400.00	1,214.00	2,400.00
4421 - Interest Income - Operating	.57	-	.57	4.50	-	4.50	-
4998 - Reserve Subsidy	-	412.33	(412.33)	-	2,886.31	(2,886.31)	4,948.00
Total Income	**459.57**	**2,354.75**	**(1,895.18)**	**21,346.39**	**16,483.25**	**4,863.14**	**28,257.00**
Total Income	**459.57**	**2,354.75**	**(1,895.18)**	**21,346.39**	**16,483.25**	**4,863.14**	**28,257.00**

Operating Expense

Expense

	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
5011 - Drainage Easement Maintenance	1,000.00	450.00	(550.00)	3,700.00	3,150.00	(550.00)	5,400.00
5701 - Legal	1,420.50	83.33	(1,337.17)	1,720.50	583.31	(1,137.19)	1,000.00
5711 - CPA Fees	-	-	-	500.00	-	(500.00)	-
5715 - Misc Admin Expense	273.06	205.00	(68.06)	2,876.97	1,435.00	(1,441.97)	2,460.00
5717 - Shredding	-	62.50	62.50	-	437.50	437.50	750.00
5727 - Website	-	20.83	20.83	341.58	145.81	(195.77)	250.00
5729 - Meeting Expense	-	75.00	75.00	576.11	525.00	(51.11)	900.00
5730 - Miscellaneous	-	8.33	8.33	-	58.31	58.31	100.00
5800 - Management Fees	936.00	936.00	-	6,552.00	6,552.00	-	11,232.00
5802 - Taxes Licenses	-	4.17	4.17	50.00	29.19	(20.81)	50.00
5804 - Insurance Premium	598.52	509.58	(88.94)	2,721.92	3,567.06	845.14	6,115.00
Total Expense	**4,228.08**	**2,354.74**	**(1,873.34)**	**19,039.08**	**16,483.18**	**(2,555.90)**	**28,257.00**
Total Expense	**4,228.08**	**2,354.74**	**(1,873.34)**	**19,039.08**	**16,483.18**	**(2,555.90)**	**28,257.00**
Operating Net Total	**(3,768.51)**	**.01**	**(3,768.52)**	**2,307.31**	**.07**	**2,307.24**	**-**

Woodhill Homeowners Association

Statement of Revenues and Expenses 7/1/2026 - 7/31/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	

Reserve Income

Expense							
7010 - Reserve Interest	136.96	-	136.96	566.36	-	566.36	-
Total Expense	**136.96**	**-**	**136.96**	**566.36**	**-**	**566.36**	**-**
Total Income	**136.96**	**-**	**136.96**	**566.36**	**-**	**566.36**	**-**
Reserve Net Total	**136.96**	**-**	**136.96**	**566.36**	**-**	**566.36**	**-**
Net Total	**(3,631.55)**	**.01**	**(3,631.56)**	**2,873.67**	**.07**	**2,873.60**	**-**