WOODHILL HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
August 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.

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

MINUTES

Motion made by Hugo Segletes, and seconded by Cindy Bryant, to approve May 28, 2026, minutes as presented. The Motion carried unanimously.

EXECUTIVE SESSION SUMMARY

No decisions needed to be made in the open meeting as nothing discussed in the Executive Sessions led to needing a decision.

TREASURER REPORT

FINANCIALS: The financial reports were presented by Hugo Segletes, as Board Treasurer, Matt Haney, resigned from the Board.

Balances as of August 19: Operating $10,617.34; Reserve $48,512.92; Total $59,130.26. July snapshot (7-30 of 26): Income: Budgeted $2,354.75; Actual $459.57; Variance $(1,895.18). Expenses: Budgeted $2,354.75; Actual $4,228.08; Variance ($1,873.34). Misc. admin is over budget (statements sent early 2026 vs. end of 2025). CPA fees were not budgeted, contributing to over-budget expenses. Income $4,863.14 over budget because assessments are collected annually but budgeted monthly and transfer fees are over due to increased sales. Expenses $19,039.08 over budget due to annual/upfront invoices (e.g., CPA fees) vs. monthly budgeting. Net position: $2,307.24. Reserve fund as of 7-30-26: $50,371.22 invested in three CDs; interest collected to date $566.36. It is projected that cumulative interest should be roughly $1000 (CD's are laddered).

A motion was made by Lee Schneider to approve the Treasurer's Report and financials, as submitted.

Jason Fogel seconded.

Motion passed unanimously.

One of the CD's matures in September. The Board approved extending it for 6 more months at 3.85%.

ARC REPORT

The committee is looking for additional members to join. Current members are Hugo Selgetes, Richard Meyer, and Lee Schneider. Activity from May – August included seven submittals (tree cutting, painting, deck replacement) which were all approved. One fence submittal is pending.

A homeowner requested an extension of time deadline on his new construction due to some setbacks. A motion was made by Hugo Segletes to approve the extension to December with the condition that the siding be installed, the front door installed, the building materials cleaned up and the portable toilet removed, so the home, from the outside looks complete.

Lee Schneider seconded.

Motion passed unanimously.

OLD BUSINESS.

Curb Address Painting:
Background: Attempts to engage local youth and school groups for a fundraiser to paint curbs were unsuccessful. One homeowner asked to DIY; to maintain uniformity, staff drafted a curb address painting standard.

A motion was made by Lee Schneider to accept the Curb Address Number Painting Standard into the Woodhill HOA Design Standards.

Jason Fogel seconded.

Board approved adding the "curb address number painting standard" to the architectural design standards on the website, with one change, that the paint must be luminescent so that it's visible in headlights at night. The HOA will not manage payments or billing for painting services.

Curb Address Number Painting Standard

Owners may paint their property address numbers on the curb in front of their home, subject to the following standards:

- Address numbers shall be 4 inches in height.
- Numbers must be black letters on a white background or white letters on a black background.
- Paint must be a high-quality exterior concrete/masonry paint specifically designed for use on concrete surfaces and suitable for curb applications.
- Paint must be luminescent.
- Numbers shall be placed neatly on the curb directly in front of the owner's property.
- No decorative designs, logos, or additional wording are permitted.
- Owners are responsible for maintaining the numbers in a neat, clean, and legible condition.
- Any curb painting that does not meet these standards may be required to be removed or corrected.

NEW BUSINESS:

Payson Night Out: October 5, 5–7 p.m., centrally located at Hugo's residence/street. Police cars to park in the driveway; a fire truck will park across the street for families.

Purpose: While police/fire attend briefly, the focus is neighbors meeting neighbors to improve preparedness and mutual support during emergencies.

Event logistics: Dessert-focused potluck (cookies and sweets); HOA/manager will supply plates/napkins/utensils; the host will purchase 100–150 water bottles; BYO chairs; name tags for board members. Multiple email blasts and newsletter notices will be sent out to promote attendance.
Outreach materials: A motion was made by Lee Schneider to approve spending, not to exceed, $100 on flyers and posters at "Printing by George" (400 flyers and two large posters to mount at both entrances).

Cindy Bryant seconded.

Motion passed unanimously.

Fall Firewise Project: At the request of a few owners, management looked into the cost to have a Fall Firewise Project. In the past dumpsters were placed throughout the community to be used for yard debris, but they were expensive ($3,000–$4,000) and attracted prohibited dumping. A local provider quoted $65 per residence for a one-time curbside pickup. Limits include one 4×4×4 pile; leaves/needles must be bagged; no rocks/non-green waste; keep piles off the street. This seemed expensive and how to

charge and get the contractor paid had not been decided.

Based on this information, the Board felt that the HOA should not be a payment middleman; instead, thought the HOA could recommend one or more providers and let owners coordinate and pay directly. Management also stated that would explore grant funding for a Firewise project (grant process required and post-work verification needed).

Upcoming Board Elections: There are currently four Board members. Treasurer Matt Haney resigned a week and a half ago. Hugo and Jason's terms end in December. Cindy and Lee serve until December 2027. There are three vacancies for the upcoming elections. Two will be elected to three-year terms and the additional seat would be a two-year term to restore the 2/3 staggering. A call for candidates will go out in October (with a form). Ballots will be sent after the November meeting. Voters will be able to vote by mail, in-person drop at Ogden's office, or electronically online, as well as at the December Annual Meeting.

Contracts: There are currently three contracts for the Board to consider:

- John's yard service (wash maintenance): Interim increase previously approved to $500/month (from $450). Jon has requested an additional $50, taking the full amount of the contract starting in January up to $550.

  A motion was made by Hugo Segletes to approve the additional $50 for Jon's Yard Service, taking his contract to $550/month for cleaning the lower 4' of all the HOA drainage easement areas, including the area off of Antler (to the north).

  Jason Fogel seconded.

  Motion passed unanimously. The new contract amount is $550.
  Note: On the western shared wash, HOA's side is maintained; the adjacent community's side is not the HOA's responsibility. A homeowner noted historic sediment after a water-main break; the board will have John assess the HOA side's flow and limits of responsibility.

- Ogden Property Management: Current fee $936/month; 4% increase approved to $973/month for two additional years beginning January 2027.

  A motion was made by Jason Fogel to approve the Ogden contract for two more years, with the 4% annual increase.

  Hugo Segletes seconded.

  Motion passed unanimously.

- CPA services: March and McMillan continue at $500 annually under a two-year agreement to prepare taxes and the state-required compilation/review by an independent CPA.

OPEN FORUM:

- CD strategy: Suggestion to accumulate CD interest proceeds separately to open an additional CD (longer terms with higher yields) while maintaining 90-day liquidity on at least one CD. The board noted they must keep cash accessible and that corporate deposit rates can differ from consumer rates; they may evaluate this idea over time.

- Dog waste and fencing: Increased feces observed on sidewalks/yards. Newsletter will remind owners to pick up after pets and to secure fencing so dogs remain in yards. Enforcement requires eyewitness identification; some deposits may be from coyotes.

- Power outage: A line down on Mesa Dell caused a fire and service loss; APS notifications were noted.
- Lightning strike anecdote: One owner reported equipment damage from a nearby lightning event; no specific HOA action required.

There being no further business, the meeting was adjourned at 5:47 p.m.

Respectfully submitted,

Jason Fogel, Secretary
Woodhill HOA Board of Directors