

**WOODBIDGE PROPERTY OWNERS ASSOCIATION**

**ANNUAL MEETING**

**MARCH 10, 2014**

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Opening Prayer: (Doug Sharp)

Call to Order: 7:33 pm (Vice-President, Clenon Tackett)

Quorum of 40 members were present.

Current Board Members Present: Clenon Tackett, Nancy Quinn, Susan Fanter, Jason Drum, Elaine Taylor, Jacquie Rochford, Dee Hunt

Minutes of 2013 Annual Meeting (3-11-13) were approved.

Motion by: Linda Wollak,           Second: Barbara Tackett

Minutes of Special Meeting (4-29-13) were approved.

Motion by: Dora Lay Ley           Second: Linda Wollak

Treasurer's Report: (Nancy Quinn)

Nancy assumed the role as Treasurer when Stella Cerjan resigned. This also resulted in Lori Smith assuming the role as President of the Association.

The Association ended 2013 with only two unpaid/mowing accounts both of which are vacant lots for a total amount of \$308.00.

A 5% discount on mowing accounts that are paid in advance will be offered. This incentive was very successful during the past year.

Dale Kendrick resigned as bookkeeper for the Association in March 2013. Jeff Weathers of Integrity Bookkeeping Services was hired to continue bookkeeping services through QuickBooks. Mr. Weathers, as per the engagement letter, will provide services until the end of February 2015.

Webmaster services were donated this year by Dale Kendrick. Thanks to Dale for his continued service to the Association.

During last year's Annual Meeting, the suggestion was made to form an Audit Committee. Attempts to get volunteers were unsuccessful; therefore, the Association's "books and proposed budget" were not reviewed prior to the 2014 meeting.

Nancy reviewed the Proposed Budget for the upcoming year. There was discussion related to the following questions: "What are Administrative fees?" Vice-President Clenon responded that the fee has been added for next year so that the new board could hire someone to do the administrative work needed to make the board work smoother. "What are the current financials?" Response was \$89, 918.00 as of March 1, 2014.

"Any major projects planned for use of assess monies?" Response was no, none planned.

Treasurer's Report was approved.

Motion by: John Rooney                      Second: Dennis Cox

Environmental Report: (Jacquie Rochford)

If members would like events outlined month by month, they can be placed on the Website or emailed to members. This applies to issues raised as well.

The lots on Doral Court were cleaned of equipment.

Fences were approved for 115 Pinelake, 139 Candlewood, 114 Lakewood, and 115 Oakwood (black metal or split rail). A fence request was denied for 116 Oakwood.

Reports of several dog incidents occurring at the Clubhouse pool area, 138 Quail Hollow, and Dunes Drive.

The turnaround on Harbourtown has been completed.

A gazebo request was approved for 149 Dunes.

A vacant home was located by a Board member .....138 Harbourtown Drive. After revaluation, the home has been kept up and maintained.

There was damage to the center island by GDS truck making turns in cul-de-sac. Reflectors were put up. State owns island and Homeowners Association voted not to pay for island removal or to be cut back.

A pool and deck request was resubmitted and approved at 110 Muirfield.

Request for deck extension at 117 Lakeshore was approved.

Board would like to recommend a rewrite of a policy(s) related to:

“Type of fencing allowed/not allowed” and “no tethered dogs on property”

Board is notifying Homeowners that submission of a request cannot be verified in one week. A thirty day turn-over is common practice.

Request for unattached garage at 112 Lakeshore was denied. After redrawing and resubmission, approval was granted.

Request for archway was approved at 156 Quail Hollow.

Sunroom request approved at 144 Dunes.

Jacquie was commended for the new entrance signs.

Question: “Does Woodbridge have a dog leash law?” Response was to follow the Cleveland County laws related to leash laws.

Discussion related to large trucks (18 wheel) entering Canterbury Drive and signs that were present discouraging their entrance. Jacquie will forward a letter/notice to truck companies alerting them about the rule. Incorrect GPS seemed to be the largest issue.

Question: “How are deed restrictions addressed by the Board?” The Board addresses the restrictions depending on each situation.

#### Maintenance Report: (Jason Drum)

Last year Woodbridge Golf Course mowed a total of 44 vacant lots on four different occasions. Bill Miller, new manager of golf course, has agreed to sign a new contract for the upcoming year for \$1000 per cut.

Jarrett Blanton is in charge of maintaining entrances and cul-de-sacs. He maintains 18 beds and mows around five entrances. He has asked for an increase from \$370 to \$425 per month. That additional amount has been budgeted for the upcoming year.

In December 2013, John Ricker of 109 Quail Hollow agreed to pick-up trash on the roadways for the Adopt-A-Highway Program for \$100 a month. He has done an outstanding job. Comment was made that the “pick-up might need to be made more frequently.” Also, “are we taking advantage of a good guy?” The Board will address these comments at the next Board Meeting.

Other than power bills, we had very little electrical expenses. A total of \$298.64 was spent for an electrician and replacement bulbs.

### Hospitality Report: (Susan Fanter)

Busy year with a lot of neighborhood activities.....chili dinner, blood drive in March, summer cookout, pool party in June, Christmas lawnmower parade and cookie tasting in December.

There was a lot of success and participation in the seasonal yard award contests. Thanks to all home owners for taking extra care of their yards and showing pride in their property and homes.

Thirteen new homeowners were welcomed with information and plants.

Heartfelt condolences were offered to the families of Doug Chryst, David Wiggin, Phyllis Greenberg, James Nann, and John Queen.

Thanks to Amy Drum and Beverly Putnam for decorating our entrance signs.

Appreciation was expressed to Norma Sharp, Beverly Putnam, Rebecca Brummel, Nancy Hagan and Julie Knutson for baking cakes for the Blood Drive.

Susan encouraged members to let the Board know about new folks moving into the neighborhood.

Nancy added that 340 Newsletters were mail to residents and appreciates all the responses of email addresses.

### Old Business:

The Audit Committee needs three people...please sign-up if interested.

The Nominating Committee needs one more member for 2015.

Need additional volunteers to assist in rewriting "the restrictions policy". Current Committee consists of Linda Ford, Dan Rowe, and Jim Rochford.

Doug Sharp asked to address the members concerning "the stability of the golf course". He urged all members to do what they could to support the golf course, even to think small. He alerted the members that property values would be negatively affected if the golf course does not exist. There were comments related to walkers on the course and personal golf carts accessing the course. It was suggested that "homeowners should meet with the course owner, Gene Miller."

### New Business:

Reminders: March 15, 2014, Chili Dinner

March 13, 2014, Blood Drive

George Hayes, Chair of the Nominating Committee (Dora Ley, Doug Sharp, David Wiggin (recently deceased), and Linda Wollak) for 2015 presented the slate of candidates for the election of new Board members. They are: Bert Costner, Royer Dyer, Robert Lutz, Stephanie Stearns, and Jeff Wright. The motion came from the Committee and was seconded by Phil Bryson. There was one property owner opposed to the motion. Motion carried.

Remaining and current Board members are: Jason Drum, Dee Hunt, Elaine Taylor for two year terms and Jacquie Rochford and Clenon Tackett for one year term.

Issues related to dog barking, and an incident of a resident being bitten by a neighbor's dog at (115 Lakewood) were shared by Harry Barrett and Terry Gross. The barking dogs are disturbing and pose a threat to the homeowners. Homeowners were asked to get in touch with Jacquie Rochford about specific issues and the Board will address the issues at the next Board meeting.

Meeting Adjourned: 8:43pm

Respectfully Submitted:

Dee Hunt