

Woodbridge Property Owners Association, Inc. Monthly Board Meeting
Jan 8, 2014 @ 6:00 PM

Call to Order: Time 6:01 pm Quorum present: Lori, Susan, Jacquie, Nancy & Clenon

November minutes were read and approved. We did not have a December meeting.

Treasurer / Financial Report: Nancy Quinn

- a. Nancy compared notes with bookkeeper Jeff Weathers over the past several months to update the current property owners list, correct names, addresses, lot #, etc.
- b. Nancy and bookkeeper met with Sara Lynn Little, CPA on 12/03/2013. Her office is located at 403 S Lafayette St, Shelby. She looked over our past tax returns. Sara questioned the balance sheet (Fixed Assets) indicating \$21,000.00.

Upon further investigation, the \$3.00 revenue stamp on the Warranty Deed for the only property that Woodbridge Association, Inc. owns indicates that Woodbridge Assoc. Inc. paid very little to Hamrick Development for the property it currently owns in which is known as "111 Candlewood Drive". Originally it was comprised of 3 separate lots 301, 302, & 303. Per the CC tax dept., in April 1991 these lots were combined. At that time it was changed from a "Front Foot-By-Depth" lot, to a "Site Valued Lot". Per the Cleveland County Tax Admin office and website, as of 2005 (this is when the online records began), the assessed value of the 3 properties were \$17,588.00. In 2008 the County conducted a Re-Evaluation, and at that time R. Lane Alexander, Vice President of Woodbridge Assoc, appealed the value of the property. The value was reduced to \$3,175.00 and remains that amount as of today. Apparently our current accountant Earldene (Deanie) Y Michael CPA., was not made aware of these changes to the Woodbridge assets, therefore the Balance Sheet has been and is now indicating the Land Assets at \$21,000.00 instead of the true value of the property as of today. An email was sent to all board members stating the above with Warranty Deed attachment on 12/3/2013.

The Balance sheet (Fixed Assets) may need to be corrected.

- c. 12/7/2013 - An email was sent to all board members requesting to revise the 2014 Dues Invoices to read \$20.00 late fee after Jan. 31, 2014. Additional interest to be added beginning March 1, 2014 of 1.5% per month 18% annum. With this method we hope the incentive to pay will be greater. This request was unanimously approved on 12/9/2013.

We have only 1 outstanding dues account \$140.00 2011/12/13 (Kelly & Melody Roberts 121 Starmount Dr). And only 1 outstanding account for mowing \$168.00 (Mark D Lackey). Nancy will take further steps to collect.
12/30/2013 – 2014 Dues invoices were created and mailed by bookkeeper, Jeff Weathers.

- d. Treasurer requested an invoice for stuffing and mailing Woodbridge invoices as this is not part of the bookkeeping job description. He preferred not to take a fee at this time.
 - e. A contract for bookkeeping services is being drafted to retain Jeff Weathers of Integrity Bookkeeping Services for next year. This will help ensure continuity as the current Treasurer will leave the board in March.
 - f. The 2013/2014 YTD spending report was reviewed. The 2014/2015 - Budget will be presented at next meeting for discussion for approval at annual meeting in March.
3. Environmental Report:
- a. Harbourtown turn-a-round has now been completed and neighbors will be notified that if they would like GDS pick up, they should call them directly.
 - b. Animal control was called to a home on Lakewood Drive with a tethered dog and no shelter. A notation will be made in the next newsletter regarding outdoor animals and their treatment. Complaints of tethered dogs were discussed. Letters may be sent to residents with tethered dogs.
 - c. 102 Lakewood presented plans for a concrete driveway expansion; however no restrictions apply to driveways and walkways.
 - d. Plans were submitted and approved by the board for a stone arbor at 156 Quail Hollow Dr.

4. Maintenance Report:

Clenon and Nancy plan to meet with WB Golf course to get a new mowing contract or we will start taking bids as we have had some inquires.

Adopt-A-Hwy: John Ricker 109 Quail Hollow Drive agreed to pick up trash at his discretion or on an “as needed” basis for \$100.00/month.

5. Hospitality Report:

- a. Thank you letter was read from Judy Wiggin for the plant we sent in memory of David.

- b. Seasonal Yard Award Winners were as follows:

Harry & Cathy Barrett	108 Lakewood Drive
Jason & Kim Burrows	129 Oakwood Drive
Steve & Pat Bonino	118 Quail Hollow Drive
Calvin & Nancy Coleman	151 Preston Trail
Bert & Leah Costner	125 Quail Hollow Drive
Bob & Nancy Hagar	140 Dunes Drive
Doug & Norma Sharp	107 Quail Hollow Drive

- c. New homeowners welcomed and given Poinsettias:

Paul & Terri Huggins	116 Oakwood Drive
Bobby & Deborah Sayers	114 Dunes Drive

- d. Doug Sharp announced at the Christmas Parade, that he would be stepping down from running the event after 20 years.

- e. Woodbridge Annual Chili Dinner planned for March 15th.

6. Old Business:
Dan Rowe, Jim Rochford, and Linda Ford have agreed to be on the committee to rewrite the restrictions.

7. New Business:
New Year Calendar of Events:

Meeting Adjourns Time: Next Monthly Meeting Monday, Feb 3rd at 6 PM