

WOODBIDGE PROPERTY OWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING

APRIL 7, 2014

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Call to Order: Lori Smith            6:06 pm

Attendees: Lori Smith, Clenon Tackett, Nancy Quinn, Dee Hunt, Elaine Taylor, Jason Drum, Bert Costner,  
Stephanie Stearns, Jeff Wright

Minutes from March 3, 2014 meeting were approved as amended.

Election of new officers was postponed until full board members are present.

Treasure/Finance Report: Nancy Quinn

HOA information will be sent to Sara Lynn Little, CPA, for tax preparation. Taxes are due on May 15, 2014.

Accounts Receivable as of 3/31/2014 is \$2,053.44. Invoices printed with charges.....8 were emailed and 9 were printed. Two properties are bank owned and one property (Roberts) is currently for sale.

The YTD Spending Report was distributed and briefly discussed. A motion to approve the finance report (YTD) was made.....motion approved.

Maintenance Report: Jason Drum/Nancy Quinn

Moving income 2013: \$1355/per cut x 4 = \$5420 before discounts

Projected Income 2014: \$1521/per cut x 4 = \$6084 before discounts

Mowing (Bush Hogging) letters will go out this month with increases and 5% discount for payment in full.

Jarret Blanton needs to know if the Board would like for him to purchase mulch to replenish the beds. He can get it at half price right now, with the exception of black. The cost would be approximately \$9/cu. yard. If so, do we want him to buy enough to replenish all 18 beds or just the entrances? All the entrances and approximately half the beds were replenished last year.

The decision was to mulch all the entrances. It was also noted that the area around the Woodbridge West sign should be bush hogged.

Environmental Report: Jacquie Rochford was not present, but provided notes (see below).

1. Dwain Eberhard - 116 Starmount Drive inquired about restrictions on landscaping designs. He wants to add rain runoff and planters for control of erosion. His neighbor, 2 lots away, told him he could not plant anything that would block her view of the lake. He wasn't planning on it, but wanted to check on any restrictions. I reviewed and told him unless there is any building considered, there are no restrictions.

2. 137 Dunes Dr - complaints against regarding vehicle being worked on, no hood, and on grass. Letter sent on 3/20 and as of 4/1, I saw vehicle has been removed.

3. 101 Lakewood - Letter to be sent regarding removing dog from tether and replacing old dog house.

4. 106 Pinelake - Complaint against continuing from 2/3. Mailed re-written 3/10 and some items have been removed, but trucks and equipment are still present on and unsightly.

?? WHAT SHOULD BE DONE NOW?? Should another letter be sent from the board or should this go into the attorney's hands like last years?

5. 104 Valleywood Drive – Complaint regarding barking dogs. Letter mailed and homeowners contracted me. We spoke for a length of time and I found them lovely and completely cooperative and understanding. They have 2 elderly dogs, 1 handicapped dog, and 2 little dogs that do bark. They do not let the dogs stay out without supervision or for long lengths of times. They state that when one dog in the neighbor starts barking, they all start barking. Chain reaction. But, they did express concern about a group of kids that walk by the houses sporadically egging the dogs on and making them bark. I stated that we understand that dogs bark, it's the dogs that are left out all day to bark. They do not leave their dogs out at all without anyone there.

109 LAKEWOOD- Complainant states there is an ongoing problem with constant barking from several dogs from this home. He works from home and after speaking with the homeowner during the holidays, it has not resolved.

The Board will have to discuss what further steps can be taken by the Board and how do we enforce rules?

Hospitality: Susan Fanter was not present but provided notes (see below).

Hospitality duties: welcomed new neighbors with a plant, tried to help with general info about community, asked if we could email newsletter, due to trying to go green. Sent flowers or a memorial with signed note from board members to deceased homeowners. We have several community events that need planning, shopping for, set up and clean up. They are summer cookout, chili dinner, Halloween was not a success, but perhaps some other fall event might be considered, lawn mower parade, and blood drive. Also the seasonal yard award each spring, summer, fall and Christmas was given to a homeownerS who made an extra effort with their property. I did have a discussion with Clenon about hospitality and he can fill you in if he thinks our discussion has merit.

Clenon commented that Susan would like to continue completing particular duties related to hospitality. He then suggested that a member of the Board have representation on the Hospitality Committee. Stephanie Stearns volunteered to serve as the representative.

The Newsletter will be delivered the first week in May.

Summer Cookout date is June 21, 2014.

Old Business:

Blood Drive very successful.....met goal.

Chili Dinner was fairly attended. Need to get back to providing info and requesting a RSVP.

Discussion of the past due statement relating to mowing (Bill Miller agreed to mow for \$1000 cut = \$22/lot. Clenon moved to deduct \$303 from \$1000 outstanding balance. Motion passed.

Restrictions Committee.....Clenon will chair the Committee. Members on the Committee are:

Jason Drum, Jeff Wright, Linda Ford, Jim Rochford, Dan Rowe

Audit/Restriction Committee.....Lori Smith volunteered to chair the Committee. Members on the Committee are: Dora Ley, John Rooney

New Business: Clenon Tackett

Discussion related to HOA Board Assistant Job Description.....basically the position would be available to assist the Board. Clenon moved to approve the job description.....motion approved. Clenon also moved to approve Nancy Quinn as the HOA Board Assistant.....motion approved.

Jarett Blanton has requested an increase in entrance fee maintenance from \$370/month to \$425/month. Motion to approve the increase was made, motion was approved.

Adjourned: 7:07 pm