

Minutes
Woodbridge Property Owners Association, Inc.
June 2, 2014

Present: Jason Drum; Dee Hunt; Robert Lutz; Jacquie Rochford; Stephanie Stearns; Clenon Tackett; Nancy Quinn

Absent: Burt Costner; Roy Dyer; Elaine Taylor; Jeff Wright

Guests: Susan Fanter

Call to Order

The meeting was called to order by Clenon Tackett, President, at 6:15 PM. Clenon made a motion to approve the May 5, 2014 Meeting Minutes, which was properly seconded by Robert Lutz and unanimously approved by the Board.

Treasurer/ Financial Reports:

- Auto-Owners Insurance (Assension Insurance Agency) has now combined our Liability Insurance and D & O (Directors and Officers) insurance. Have not received new invoice. Terry Ward of Insurance Partners of the Carolinas (ihg Ian H Graham) was notified of the cancellation. Have not received a prorated credit.
- Tax returns were mailed May 7. Invoice from Sara Lynn Little, CPA was \$400.00. Prior year 2012 Earldene Michael, CPA charged \$420.00 and 2011 \$400.00.
- Quickbooks Pro 2014 was renewed at a discounted rate of \$160.07 after tax and will be supported for 3 years.
- Mowing Invoices and Statements went out on May 1, 2014
- Newsletter was mailed out via email 05/18/2014 and only 81 newsletters were mailed.

Financials were approved.

Committee Reports:

Environmental: Jacquie Rochford

113 Pine Lake – Report of grass clippings near the greens. A letter was sent to the owners but was returned as undeliverable and sent to the owners address in Texas. There was some confusion as to the correct address – 113 vs. 119 – which Jacquie will confirm and resend letter.

119 Lakeshore – A letter was mailed to the homeowners regarding their chicken coop on 5/15/14. There has been no response. A follow-up letter will be sent.

106 Pine Lake – The ongoing issue of having work trucks parked at that home has been improving. Jacquie reported that there were only 2 small pieces of equipment there and they even landscaped their property. Jacquie will consider this issue resolved and send the owners a thank you letter.

111 Cypress – There is a shed on the property. A letter was sent to the homeowner but there has been no response yet. A follow-up letter will be sent.

148 Dunes – Jacquie spoke with the homeowner about his dogs. He said his dogs are brought inside at night. This issue has been closed.

108 Pebble Beach – A letter has been sent to the homeowner about the amount of garbage dumped on the sides and the back of their property. No response yet. A follow-up letter will be sent.

Jacquie reported that while driving around for the Seasonal yard awards, a few sheds were spotted – mostly on large lots and they are hidden by trees. Concern was raised about this causing an issue going forward about more homeowners putting up sheds. It was reported that some sheds were grandfathered in but there appears to be no record of which ones. The restrictions clearly state there should be no unattached structures.

Clenon stated that Jacquie should follow up with Don Smith to see if he still wants to be part of the Environmental committee.

Maintenance: Jason Drum

Nothing new to report other than the mowing has been completed.

Hospitality: Susan Fanter

Seasonal yard awards were completed. The summer cookout scheduled for 6/28 will be called the Summer Splash since we are not cooking out but providing sub sandwiches instead. Susan will provide information to Nancy to send out to all residents. Stephanie will get all food/ drinks for the event.

Old Business:

Audit committee will meet prior to the next annual meeting and the Restriction committee plans to meet in October.

New Business:

Lampposts – a discussion about installing some in the neighborhood – at least on main corners – was raised. Jason will check into the costs and Stephanie will compare costs of solar powered lamps.

Disclosure of names – Names of homeowners owing funds will no longer be published and communicated to the residents in response to information provided by Robert.

Garage Sales – There is concern about a resident who hosts weekly yard sales causing traffic and unsafe road conditions. There is a restriction that non-commercial lots are for residential purposes only and the sales may be considered running a business.

Ponds on golf course – Jacquie reported that the pond near her home on the third green is very low which is causing a lot of flies. The groundskeeper told Jacquie that the pond belonged to the County. Some more research will be done. Dee mentioned similar problems in other course lakes.

Canterbury – Clenon received a letter regarding sand that was put down on Canterbury during the snow storm to help an 18-wheeler get unstuck is still there. Jacquie volunteered to take care of this. Nancy will look into getting a better sign posted so trucks will not go down that road.

Meeting adjourned at 7:02 PM.