

Minutes
Woodbridge Property Owners Association, Inc.
July 7, 2014

Present: Burt Costner; Jason Drum; Roy Dyer; Dee Hunt; Jacquie Rochford; Stephanie Stearns; Clenon Tackett; Nancy Quinn

Absent: Robert Lutz; Elaine Taylor; Jeff Wright

Call to Order

The meeting was called to order by Clenon Tackett, President, at 6:04 PM. Clenon made a motion to approve the June 6, 2014 Meeting Minutes, which was properly seconded by Jason Drum and unanimously approved by the Board.

Treasurer/ Financial Reports:

- Aging report – Clennon suggested that notes could be added to the report to explain what each outstanding amount represents i.e. fees, mowing, etc. Nancy agreed to add on a go forward basis. Nancy said letters have been sent to all who owe money.
- P&L Statement – Clennon suggested increasing the budget for office supplies since we are over budget. Also discussed the cost of the storage unit. We are currently using half of Lori's unit.

There was a motion by Jason Drum to approve the treasurer report and it was properly seconded by Roy Dyer.

Committee Reports:

Environmental: Jacquie Rochford

113 Pine Lake – A follow up on the report of grass clippings near the greens - A second letter was sent to the owners and it was forwarded to Texas. The home is for sale and the grass clippings are still there. Jacquie will contact the realtor and, per Clennon's suggestion, will contact our lawn service to have the clippings removed.

119 Lakeshore – A follow up on the chickens – A second letter was mailed to the homeowners regarding their chicken coop and there has still been no response. A decision was made to have our attorney get involved. Jacquie will contact.

106 Pine Lake – The ongoing issue of work equipment has been completed and owners have complimented property with landscaping. A letter of appreciation was sent to owners.

111 Cypress Point Drive– A follow up to the shed on the property. A letter was sent to the homeowner and the response was that the owner was not aware she could not have a shed. Further, the homeowner submitted pictures of other sheds in Woodbridge. Jacquie explained that they did not follow protocol and submit plans. The shed has been there since October. Majority ruled and the shed will have to be removed. Jacquie will follow up with the homeowner.

108 Pebble Beach – A follow up – a letter was sent to the homeowner about the amount of refuse dumped on the sides and the back of their property. Jacquie has since spoken with the homeowner and he has already started removing some items and will be moving the rest of it shortly to a new piece of property he purchased.

Jacquie reported that she removed the sand from Canterbury Road.

Further discussions ensued regarding the garage sales that frequently occur on Stoney Point Drive. It was agreed that something needs to be added to future restrictions to address this.

There has been no resolution to the ponds on the golf course near holes 3 and 17. The drains appear to be collapsed and the water is shallow. Jacquie contacted the golf course and they suggested she contact the County.

101 Lakewood – The tethered dog is still there. The people are renters and it's been reported that neighbors have talked to the owners about this to no avail.

Lakeshore Drive – A resident contacted Jacquie about seeing if the County would install water collection points in their yard since they have a lot of run-off. Jacquie will contact them to provide suggestions and Roy will contact the County.

114 Pine Lake – The homeowner has asked for approval to build a large walk-in closet on their deck. A picture was included with the request. Jacquie will contact them to request that plans be submitted.

Stoney Point Drive – A resident raised concern over the large number of political signs in this yard. The restrictions address commercial signs but not political.

Burt posed a question about how the letters to homeowners are being signed with concern over angering his customers. A decision was made to sign letters with “Environmental Committee”.

Maintenance: Roy Dyer

Nothing new to report.

Hospitality: Stephanie Stearns

Discussed low turn-out of Summer Splash party and should Board continue hosting similar events on a go forward basis. Jacquie suggested bingo.

Old Business:

Audit committee will meet prior to the next annual meeting and the Restriction committee plans to meet in October. Lampposts – there was a discussion at the June meeting 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.

New Business:

Jason Drum had a request from a resident to see about repaving all of Woodbridge. Roy Dyer will research.

A community yard sale was suggested. Hospitality committee will come up with suggestions.

Meeting adjourned at 7:05 PM.

The next meeting will take place on August 4, 2014.