

**Minutes**  
**Woodbridge Property Owners Association, Inc.**  
**August 4, 2014**

**Present:** Jason Drum; Dee Hunt; Stephanie Stearns; Clenon Tackett; Jeff Wright; Nancy Quinn

**Absent:** Robert Lutz; Elaine Taylor; Burt Costner; Roy Dyer; Jacquie Rochford

**Call to Order**

The meeting was called to order by Clenon Tackett, President, at 6:04 PM. Jason Drum made a motion to approve the July 7, 2014 Meeting Minutes, which was properly seconded by Dee Hunt and unanimously approved by the Board.

**Treasurer/ Financial Reports:**

- Aging report – Per suggestion from last meeting, Nancy added notes explaining what all outstanding charges are for. The report was completed on 7/31 and since then, Nancy received notice that Juan Carolos Gil's outstanding debt has been paid in full. Also, the Taylor's called Jeff to say they would pay their outstanding amount but not their late fees. They will continue to receive bills until late fees are paid. The Ross' mail was returned as undeliverable. Nancy found out that their house is in debt collection.
- P&L Statement – Per Nancy, the office supplies are higher due to renewing Quick Books which occurs every three years. Clenon asked for more information regarding that fee and Jeff Wright volunteered to research this.

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

**Committee Reports:**

Environmental:

No representatives of this committee were in attendance. Nancy mentioned the email we had received from Jacquie regarding the incident at 118 Lakewood where there is a dispute between neighbors and the Board agreed this is not an HOA issue.

Maintenance: Jeff Wright

Nothing new to report.

Hospitality: Stephanie Stearns

Susan will be handing out Seasonal Yard Awards on August 5<sup>th</sup>.

### **Old Business:**

Lampposts – there was a discussion at the June meeting about installing some in the neighborhood – at least on main corners – was raised. Stephanie reported that the costs of solar lamps are approximately \$2100 per lamp and HOA would be responsible for maintenance. Duke Energy will install and maintain lamps free of charge and HOA would be responsible for the monthly bill. Nancy reported on what we pay for the lamps we currently have. We discussed getting feedback from homeowners and will address at the next meeting.

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

### **New Business:**

A community yard sale was suggested at our June meeting. Stephanie prepared some sample signs and forms that homeowners could complete if they want to participate. The Board approved and September 20<sup>th</sup> was agreed upon for the community yard sale. Stephanie will provide Nancy with information for the August newsletter.

Meeting adjourned at 6:35 PM.

Due to Labor Day, our next meeting will take place on September 8, 2014.