

**Minutes**  
**Woodbridge Property Owners Association, Inc.**  
**June 1, 2015**

**Present:** Bert Costner; Jason Drum; Alba Guy; Robert Lutz; Stephanie Stearns; Jeff Wright

**Absent:** Roy Dyer; Jay Powers; Steve Verdin

**Call to Order**

The meeting was called to order by Robert Lutz, President, at 6:09 PM. A resident presented pictures of a fence-like structure erected by his neighbor at 144 Dunes Drive and wanted to know if structure had been approved by the Board. Members of the Golf Course Committee were also present to discuss a proposal they had drafted regarding providing financial assistance to the golf course. The proposal was rendered moot since the course had closed prior to the board meeting.

The members of the Golf Course Committee left the meeting with the exception of Doug Sharp who wanted to remain to hear the financial reports.

Jason Drum made a motion to approve the May 5, 2015 Meeting Minutes, which was properly seconded by Jeff Wright and unanimously approved by the Board.

**Treasurer/ Financial Reports:** Nancy Quinn

- Updated reports were provided. The current outstanding amounts are mostly due to mowing invoices which had just gone out.
- Nancy discussed concerns with getting responses from the attorney and retaining another attorney was discussed. Robert will begin looking for a possible replacement.

**Committee Reports:**

Environmental – Bert Costner:

- The fence-like structure at 144 Dunes Drive was discussed. It was determined that the residents did not comply with the HOA restrictions as they did not request approval prior to installing. Once Robert designates an attorney, we'll instruct said attorney to send a letter.
- The Committee approved a replacement fence at 129 Lakewood Drive and plans were provided.

Maintenance – Jeff Wright:

- Willard Sanders is now doing the mowing for \$1050/cut.
- Jeff called about the water at Dunes Drive. The water was tested by Cleveland County Water for chlorine to see if it was a leak. There was no chlorine present and it is suspected that it may be

a leak in the Woodbridge Golf Course irrigation system. The DOT will look into but stated it was not high priority.

- Resident Doug Shytles wanted to know if 3 Oaks Lane could be paved as it is currently gravel; if the street signs can be replaced and if they are at proper height; if the tree on Candlewood could be trimmed back as there are limbs going past the road and creating blind spots.

Hospitality – Alba Guy:

- Nothing to report.

**Unfinished Business:**

- a. Website - Alba will contact Dale about taking over the website.
- b. Bylaws/ Restrictions – Robert discussed possibly updating the bylaws and restrictions. The Board will continue to review other community restrictions and will start on revisions in September. Stephanie will create a draft. Robert reminded the board that we would need 2/3 vote to get the restrictions amended.

**New Business:**

- a. Golf Course Committee proposal – the proposal was rendered moot due to the closing of the golf course. It was not voted on due to lack of a motion.
- b. Golf Course Committee -Robert made a motion to disband the Golf Course Committee due to the golf course being closed. The motion was properly seconded by Stephanie and unanimously approved by the Board.
- c. Capital Improvements – Robert contacted Duke Energy about streetlights for Woodbridge. The cost of each pole is \$27.95 per light per month with a 10-year commitment. A suggestion was to put up 10 lights to spark community interest since we cannot afford to put them up throughout all neighborhoods without needing to raise the HOA dues.
- d. HOA Management Company – Stephanie has spoken with a possible management company to handle all accounting and collections. Cost is \$300 per month. The information was passed on to Robert for more exploration.

Meeting adjourned at 7:38 PM.

The next meeting will take place on July 6, 2015.