

Minutes
Woodbridge Property Owners Association, Inc.
July 6, 2015

Present: Bert Costner; Roy Dyer; Robert Lutz; Stephanie Stearns; Steve Verdin

Absent: Jason Drum; Alba Guy; Jay Powers; Jeff Wright

Call to Order

The meeting was called to order by Robert Lutz, President, at 6:00 PM. Roy Dyer made a motion to approve the June 2, 2015 Meeting Minutes, which was properly seconded by Bert Costner and unanimously approved by the Board.

Treasurer/ Financial Reports: Nancy Quinn

- Signature cards – Robert asked who has authority to sign from the board. Nancy will check with the accountant.
- Robert requested that the CD be transferred to the money market account. Nancy will address with the accountant.

Committee Reports:

Environmental – Bert Costner:

- 113 N. Oakwood - The resident presented drawings to the board at the start of the meeting. The hand-drawn sketch requires some clarification which will be requested by the Environmental Committee. Additionally, the resident was informed that she would need approval from the City due to the proximity of the fence to the lake. Pending documentation from the City and clarification of the drawing, the request will be revisited. The resident also rebuilt a gazebo that was already on the property but had rotting wood. No approval was requested prior to the replacement of said gazebo. It was determined by the Board that it will allow since it was an existing structure that was in need of repair.
- 109 N. Oakwood – a fence request was submitted to the Environmental Committee. The fence is part privacy fence and part wrought iron fence. Bert will inform the homeowner that if the fence is constructed entirely of the wrought iron, said fence will be approved.
- 144 Dunes Drive -The fence-like structure was discussed. It was determined that the residents did not comply with the HOA restrictions as they did not request approval prior to installing. Bert will send a letter on behalf of the Environmental Committee requesting plans to be submitted to the board prior to our next meeting at which time the structure will be either approved or denied. Failure to submit requested drawings will result in legal action.

- 113 Lakewood Drive – Neighbors have reported roosters and chickens on the property. A letter will be sent on behalf of the Environmental Committee letting them know they are in violation of the restrictions.

Maintenance:

- The DOT addressed the standing water issue on Dunes Road.

Hospitality:

- Nothing to report.

Unfinished Business:

- a. Street lights – Robert has requested additional information from Duke Power on where street lights could be located.

Meeting adjourned at 7:05 PM.

The next meeting will take place on August 3, 2015.