

Minutes
Woodbridge Property Owners Association, Inc.
September 14, 2015

Present: Jason Drum; Roy Dyer; Stephanie Stearns; Steve Verdin; Jeff Wright

Absent: Bert Costner; Alba Guy; Robert Lutz; Jay Powers

Call to Order

Prior to the start of the Board meeting, a resident provided the Board with an update on the golf course. He wanted to stay for the remainder of the Board meeting, however, since we were discussing an issue he presented, we did not feel it was appropriate. Additionally, we are not aware of any documentation regarding residents attending Board meetings.

The meeting was called to order by Jason Drum, Vice President, at 6:25 PM. Steve Verdin made a motion to approve the August 3, 2015 Meeting Minutes, which was properly seconded by Jeff Wright and unanimously approved by the Board.

Treasurer/ Financial Reports: Nancy Quinn

- A/R Aging report – Nancy discussed the property that was purchased from the bank by a credit union that had dues were in arrears and the bank has only paid from the time they acquired it leaving an outstanding balance. As for the other outstanding amounts, it was discussed if a letter from a lawyer should be sent. Nancy will email Robert Lutz to discuss finding an attorney.

Committee Reports:

Environmental – Roy Dyer:

- 113 Lakewood – a letter was sent on behalf of the Board regarding the chickens being kept at this residency. To date, no response has been received. It was decided that a letter from an attorney should be the next step.
- 144 Dunes Drive – a letter was sent on behalf of the Board regarding a structure that was erected without permission of the Board. The resident submitted plans and pictures. It was discussed if the structure in question is an actual structure or more ornamental. The Board determined it was ornamental and does not violate restrictions. A letter will be sent to the resident who submitted the original complaint.
- 109 N. Oakwood – the resident had previously sought approval from the board for a fence but was undecided about what type of fence they would erect. They have now decided on a fence that meets our restrictions and submitted drawings. The fence was approved by the Environmental Committee.

- 115 Lakewood – plans for a house were submitted for the currently vacant lot where they intend to build. The request was approved by the Environmental Committee.

Maintenance:

- Nothing new to discuss.

Hospitality:

- Nancy discussed the turnout of the Summer Splash. We will revisit next year to decide if this should be a recurring event.

New Business:

- a. Golf Course –A resident provided information about the golf course at the start of the meeting. The Board needs to decide how to proceed regarding the lack of maintenance provided by the owners of the course. Suggestions included sending owner Gene Miller a letter from an attorney.
- b. Community Yard Sale – Nancy purchased and put up two banners and ads will be in the Shelby Shopper and the Shelby Star. Twenty homes have signed up to participate.

Meeting adjourned at 7:05 PM.

The next meeting will take place on October 5th.