

**These Minutes will not be approved until the 2017 Annual Meeting.*

Minutes – Annual Meeting
Woodbridge Property Owners Association, Inc.
April 4, 2016

Board Members Present: Bert Costner; Jason Drum; Alba Guy; Stephanie Stearns; Steve Verdin; Jeff Wright

Board Members Absent: Roy Dyer; Robert Lutz

Call to Order and Approval of 2015 Minutes:

The meeting was called to order at 7:05 PM by Jason Drum, Vice President, after it was confirmed that we had a quorum. There was a motion to approve the Annual Meeting Minutes from 2015, which was properly seconded and unanimously approved.

Audit Committee Report:

John Rooney provided a brief statement of the findings of the Audit Committee. The Committee felt all reports and minutes provided for the year were excellent.

Treasurer/ Financial Reports/ Budget:

Copies of the budget were provided to all attendees. There was a question about eliminating the administrator fee and a statement that we should hire an outside person and the Board is irresponsible for eliminating this role. There was a motion to approve the budget which was properly seconded and unanimously approved.

The Board did not provide a copy of the Balance Sheet. Doug Sharp made a motion that the board email the financial report to all within five (5) days. The motion was seconded and unanimously approved.

Committee Reports:

Environmental – Bert Costner:

The Board continues to receive complaints about pets running loose. There is a restriction in the by-laws that states pets need to remain on their property. A suggestion was made that residents could be fined for allowing their pets to run loose. There was a question about what types of pets are allowed. While the restrictions cover pets, they are vague.

Maintenance – Steve Verdin:

There was a suggestion that we need to spend time sprucing up entrances and common areas. Steve provided an update on the landscapers we'll be hiring to assist with that. Doug Shytle requested an update on suggestions he had previously provided to Robert Lutz and stated that funds should be used to increase property values. A resident on Pebble Beach discussed an issue with a trash truck running over the island on their road or running into her yard.

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Steve provided an update on the lights that have been repaired. A resident requested a raise for John Ricker who picks up litter as part of the Adopt-a-Highway program. The Board gave Mr. Ricker a raise in February of 2015.

Hospitality – Alba Guy:

Alba thanked the Hospitality Committee for handling events and welcoming new neighbors. Upcoming events were discussed including the monthly breakfast & lunches and the Spring Fling. Also this year, trunk-or-treat will be added. She asked for suggestions for other events. The new Facebook page was promoted.

New Business:

Buddy Tillman headed up the nominating committee. Dusty Haynes and Lance Norville have been nominated. There was a motion to approve and a second and it was unanimously approved.

A resident asked for an update on the golf course but the Board has no new information at this time.

Meeting adjourned at 7:52 PM.