

## Minutes

### Woodbridge Property Owners Association, Inc.

November 7<sup>th</sup> 2016, 6:00 PM

**Board Members Present:** Bert Costner; Alba Guy; Dusty Haynes; Robert Lutz; Stephanie Stearns; Steve Verdin; Jeff Wright

**Board Members Absent:** Lance Norville

**Also Present:** Debbie Greene; Bob Hager; John Rooney

#### **Call to Order**

The meeting was called to order at 6:21 PM.

Resident, Debbie Greene, attended the meeting to discuss the possibility of amending the restrictions so storage units would be allowed. Robert explained that changes need a 2/3 majority. We will provide this information to residents who can contact Debbie if they want to try to get this changed.

Residents, Bob Hager and John Rooney, attended the meeting to discuss the possibility of the HOA paying to have the golf course cut. Some residents are mowing the course themselves. The suggestion was to see if Benny Bowles would agree to mow the course and Woodbridge would reimburse him. Bob Hager will meet with Benny to see if he is agreeable and Bob has been authorized by the Board to pay up to a pre-determined amount. A motion was presented by Robert Lutz which was properly seconded by Steve Verdin and the Board unanimously agreed. Bob would also like to see the Board schedule a meeting with both Gene Miller and Benny Bowles to see what their plans are for the golf course going forward.

Jeff Wright made a motion to approve the August 1<sup>st</sup> Minutes which was properly seconded by Steve Verdin and unanimously approved by the Board.

#### **Treasurer/ Financial Reports:**

- A certified letter was sent to the owner of the lot at 121 Starmount. They currently own \$545.89. The Certified letter was signed for but there has been no response to date.
- Jeff Wright reported that money was moved from the Paypal account into our bank account.

#### **Committee Reports:**

- Environmental –
  - 115 S. Oakwood – neighbors complained about the weeds and overgrown yard. Prior to Roy resigning, he contacted the residents who live out of state. They hired a lawn service and all has been corrected.

- 104 Valleywood – a request for a split rail fence was submitted. The request was approved by the board via email
- 113 Lakewood – a request for a split rail fence and to update their siding was submitted. The request was approved by the board via email
- A lawn service reported seeing a rabid fox in Woodbridge South. An email blast was sent out advising the residents.
- 117 Cypress Point – a request for a garage was submitted with plans and drawings showing that it will be attached to the house. The plans were approved by the Environmental Committee and further approved by the Board. Steve will inform the residents.
- Resident on Muirfield Drive reported loose dogs running around. A reminder will be included in the next newsletter about keeping dogs on property.
- A house on Candlewood Drive near the cart path has several boulders on the property. A letter will be sent to the resident.
- Maintenance –
  - Board will ask Lance to follow up with John regarding an invoice for picking up the litter
  - Nothing new to report about lighting
  - Robert will work on getting a new contract for the bush-hogging for next year.
  - We will also need a new grounds maintenance contract for 2017.
- Hospitality –
  - The community yard sale took place on 9/24 and was a success
  - Seasonal yard award winners were announced via email blast
  - Ladies lunches continue with reminders being sent monthly via email blast
  - The Christmas parade has been scheduled for December 11<sup>th</sup> at 2:00 PM and will end at Jacquie Rochford's house. This will be communicated via newsletter.

**Old Business:**

- Steph communicated with Shelby Networks to get minutes updated on the website

**New Business:**

- Roy Dyer has submitted his resignation from the Board due to moving out of Woodbridge
- Bert Costner has purchased a home outside of Woodbridge and anticipates moving by the end of the year. Until then, he is still residing in Woodbridge and remains on the Board.
- Jeff Wright will re-submit our Adopt-a-Highway form
- Robert will start working on getting a Nominating Committee together

Meeting adjourned at 7:44 PM. Our next meeting is scheduled for December 5<sup>th</sup>, 2016 at 6:00 PM.