

Woodbridge HOA

Minutes of the Monthly Meeting of the Woodbridge Home Owners Association May 1, 2017

6:00 PM

Location of Meeting:

*Woodbridge Swim Club House
New Campus Creek Church Drive
Kings Mountain, North Carolina 28086*

Present at Meeting: Lance Norville, Doug Sharpe, Alba Guy, Tim Whitesides, Robert Eng, Travis Repman, Justin Willyoung, Holly Thompson

Absent Board Member Dusty Haynes

Home owners present at meeting: Debbie Greene, Nancy Quinn, Bob Hager, and Jeff Weathers our bookkeeper.

The regular meeting of the Woodbridge Home Owners Association of Woodbridge HOA was called to

Order at 6: 10 PM on may 1, 2017 at Woodbridge Swim Club House by Robert Eng. Welcomed Homeowners, Gave out new workbooks to all Board Members (Books included May 1st agenda, Names and e-mails of all board members, a complete list of homeowners, Site map for the community and a copy of the By-Laws.

Minutes of April board Meeting Approved by all Board Members Present:

Consideration of Old Business

Sale of Golf Course

Robert Eng

Sale of golf Course is off. Robert Eng spoke with the Lincolnton Golf course owners and was told they were no longer interested in buying the course. As a result of this, discussion began about cutting course at least 4 times per year. Lance Norville will get in touch with Sanders & Hoppers (Bush hog People) and try to get an immediate quote on bush hogging followed by mowing for the entire course. If unsuccessful in this it was suggested we put this out for bid. It was also brought to the boards' attention we would have to obtain permission from the Miller family (owners) before we can do this.

2. Maintenance of Islands & Entrances

Lance Norville

Lance had pictures of all islands and entrances. Some or most are overgrown and in need of attention. Lance will contact existing maintenance personal and get a quote on trimming and maintaining islands properly.

3. Possible Dues Increase

Travis Repman

This item was not brought up to the board's attention. Still tabled.

4. Road Cleanup

Pastor Robert Eng's church has begun the road cleanup, after state mowed.

I. Consideration of Open Issues

Bob Hagar spoke first: He's first concern, was does Woodbridge have a credit or debit card and if so where and what has become of it. Alba Guy addressed this: Card had been cancelled: previous board decided invoices were needed for any purchases and should be approved by board before being sent to Bookkeeper for payment.

II. Second concern, before we chose a community liaison we should advertise this position to all Homeowners and also come up with a full job description. This action received no immediate response from board.

III...Debbie Greene spoke next: Wanted to discuss the possibility of allowing Homeowner to have outside detached storage buildings on their property. Debbie had contacted a member of the previous board and was told to submit paper work asking the board to consider this proposition. Supposedly it was to be discussed at our annual March meeting, but was never put on the schedule. It was discussed this has been a bone of contention with the board for some time now and that the by- Laws would have to be changed in order to allow said out buildings. **There was a motion made by Travis Repman, and Seconded by Justin Willyoung to send yes or no questionnaire to each homeowner as to whether they would agree or disagree with this proposal. Those Opposed to this motion were Doug Sharpe, and Robert Eng. in favor of this motion was Alba Guy Lance Norville, Tim Whitesides and Holly Thompson, Justin Willyoung and Travis Repman. Motion carried.**

IV. Robert Eng proposed a Woodbridge Home Owners Emergency fund: Basically set aside a \$1000.00 (cap) in case of a Homeowner or owners in need of a night's stay in a hotel and a meal for their family in case of an emergency such as tornado, fire, Etc. Also a proposal made to install a Woodbridge Appreciation Fund-given once a year to Oak Grove Fire Department, Cleveland County Sherriff's Department and the Cleveland County Rescue Squad, in the amount of \$250.00 per year for each. This was met with approval from the board, and asks if these items would have to be added as line items on our budget. Bookkeeper in attendance said it would. Tabled for now.

V. Motion was made by Robert Eng that after any annual meetings where new board members are installed, a night should be set aside for a transition night from old board member to new board member to be brought up to date on happenings and any

pertinent information that needs to be passed on. Alba Guy seconded motion, motion carried unanimously.

VI. Nancy Quinn brought up the issue of what has happened to important papers, such as corporation, insurance and if these have been put in storage, filed, or destroyed. Former President will be sent a letter and ask if corporation papers had been filed and name of lawyer that has that information. Alba Guy stated she would be able to look up on the NC Secretary of State site to see if papers were filed

VII. Jeff Weathers spoke about money owed to HOA by Homeowners not paying for lots being cut. Discussion on ways to handle this, Letters sent out giving options, to pay, small claims court or liens. Doug Sharpe is going to write a letter to this effect and present it at the next board meeting for approval.

VIII.Holly Thompson brought up the subject about people parking in front of houses and going to the ponds to fish or congregate. Several community members that live in these areas are upset and have had problems with these people. Again it was discussed that we must contact the owners of the Golf course and asks permission to place no Trespassing signs/Private Property signs before we can do this. Doug Sharpe agreed to get in touch with John Miller (owner's son) and ask if this is okay or would he rather handle the responsibility if any accident should occur while these people were on his property.

IX Holly Thompson also ask that the board to look into the possibility of at least bearing the cost to patch the pot holes on Preston trail since we are not state maintained, and the cost to the homeowners there to become part of a state maintained road would be astronomical. Preston Trail is after all part of the Woodbridge community.

X. Discussion about Storage building and what was being stored there and where building was. According to Nancy Quinn we share a small section of this building with Guy smith. It was also stated she felt like important papers were stored there along with decorations and Woodbridge signs. We had received an invoice for 390.00 this was for a year. Alba and Jeff were going to check on payment.

XI. Discussion on Web site and what it actually did for the HOA. Invoice for 150.00 to change names of board members. Also it adds the minutes and pertinent information we send to the web site to be viewed by the Homeowners...

V. Agenda and Time of Next Meeting

***The next meeting will be held at 6:00 PM on June 5th, 2017 at:
Woodbridge Swim Club House***

New Camp Creek Church Road

Kings Mountain, North Carolina 28086

The agenda for the next meeting is as follows:

- 1. Questionnaire about Storage Buildings*
- 2. Maintenance on Islands and Entrances*
- 3. Mowing of course*
- 4. Calendar ,events*
- 5. Collection of Dues*
- 6. Filing papers for non compliant- notices*
- 7. Vote for Woodbridge Home Owners Emergency fund*
- 8. Vote for Woodbridge Appreciation fund*
- 9. And concerns Homeowners call or e-mail about or get in touch with Board members about (Misc.)*

*This Board Meeting was adjourned at 8:15 pm by Robert Eng
Seconded by Doug Sharpe
Approved by board.*

Minutes Submitted by: Holly Thompson