

Woodbridge Home Owners Association

Minutes of the Woodbridge Home Owners Association Monthly Meeting June 5th, 2017

6:00 PM

Location of Meeting

Woodbridge Swim club House located on New Camp Creek church Road.

Kings Mountain, NC 28086

Present at meeting: Lance Norville ,Alba Guy ,Doug Sharp, Tim Whiteside, Travis Repmans, Justin Willyoung, and Holly Thompson.

Absent: Robert Eng.

Homeowners were invited to attend this meeting, About 50 members attended.

Meeting Called to order at 6:00 PM by Doug Sharp.

May Minutes were approved by board.

Homeowners and Board members were welcomed by Doug Sharp who immediately announced the resignation of Robert Eng as President of the Association.

Doug announced we would follow our agenda for the board meeting before questions were answered about the mowing of the golf course and the departure of Robert Eng.

Consideration of Business

1. Dusty Haynes: Environmental: 103 Lakewood Drive wanted to put up a chain link fence. Denied by board due to by-Laws. Travis Repman motioned to deny, dusty Haynes 2nd the motion, motion carried.

137 Dunes Drive parking violation.

Parking at end of Harbor Town drive impeding traffic, Tabled until situation could be investigated further.

Kevin Dellinger asked to park a Camper on the grass by his home. Questions were raised as to whether this was allowed in the by-laws. Also mentioned was the fact that there are other campers being parked in the community. Discussion tabled for now. Dusty Haynes and Lance Orville will tour community to see how many other campers are being parked and a decision will be made based on their findings.

2. Lance Orville: Maintenance: Discussion about property condition at 107 Pebble Beach Street, debris and overgrown grass. Issued has already been resolved and cleaned up. Lance Orville and Justin Will young have a meeting scheduled on Thursday June 8th, 2017 to meet with maintenance crew about the island and entrance up keep. Will work on a plan to beautify islands while still keeping them low maintenance. Will report back at next scheduled meeting.
3. Calendar of events. Tabled for now, will open discussion at a later date.
4. Collection of past due HOA fees. Will contact Jeff Weathers and have him follow up with a collection letter. If this is unsuccessful will follow up on non-compliant papers and possible liens on property.
5. Emergency Fund for community. Travis Repman motioned to accept, 2nd by Alba Guy. Fund will cap at a \$1000.00 per year. Motioned carried.
6. Appreciation fund for Cleveland County Sheriff's office/ Oak grove Fire Department and Cleveland County Rescue squad at \$250.00 per year for each entity motioned carried unanimously.
7. Doug Sharp spoke to the Homeowners present about the mowing of the golf courses' front nine. This was not a sanctioned cut by the HOA Board and Mr. Sharp had spoken to Robert Eng about this. It had been decided at our previous meeting that bids would be taken for the mowing of the Golf course. Lance Norville and Justin Willyoung had received two bids for this, the first being \$10,000.00 and the second \$6,000.00. A Mr. Douglas Fortenberry approached Doug Sharp about a bid, and wanted to cut 2 holes to get an idea as to what it would cost his crew to do the entire course.(approximately) Robert Eng and Doug Sharp agreed to this, after this was done. Doug Sharp had Mr. Fortenberry cut the entire front nine without the permission of the board/ Robert Eng or the homeowners. He did however, have permission from the Miller family. This action led to a great deal of discussion from the Homeowners, some positive and some negative. This also led to the resignation of Robert Eng as president. Mr. Sharp stood before the board and the Homeowners in attendance and took full responsibility for his actions in this matter. Mr. Sharp also stated his position behind his decision. At this point homeowners began to ask questions as to what was going to happen to the back nine, as well as questions about the islands and entrances. These questions were addressed and the discussion ended around 7:00 pm. At which time the Homeowners vacated the premises.
8. The board members, at this point discussed the payment of the invoice for the front nine cut and voted to pay the invoice, but also voted to do a onetime cut on the back nine as to be completely fair to the community as a whole.
9. **Doug Sharp resigned as Vice President after homeowners left. His resignation was accepted by all the board members. At this time he left the premises.**

Consideration of New Business:

1. Out building Survey: 100 people responded it was a 60/40 vote for outbuildings. Board will have to decide if we pursue this course, and if so, we will have to involve a lawyer as the by-Laws will need to be amended to this. Tabled for now.
2. Election of new President, Travis Repman nominated Dusty Haynes motion was seconded, motion carried and Dusty agreed to this decision until the next annual meeting, which will be in March of 2018.
3. Election of vice President, Dusty nominated Travis Repman, motioned seconded, motion carried.
4. Discussion about the opening for Hospitality position. Tabled for now.
5. Discussion about forming a committee of homeowners to volunteer their time to cut parts of the golf course. Tabled for now.
6. Lance Norville agreed to get quotes about filling potholes on Preston trail.

Motion to adjourn meeting at 8:00pm made by Holly Thompson, seconded by Justin Willyoung.
Approved by Board.

Agenda for Next Meeting:

1. President Opening/Statements
2. Minutes Approved
3. Social Calendar needs to be addressed/put together
4. Discussion on continued mowing of golf course or not/committee for mowing
5. Discussion of islands and entrances/Meeting with landscaper
6. New Business

Submitted for approval by: Holly Thompson