

**These Minutes will not be approved until the 2019 Annual Meeting.*

Minutes – Annual Meeting

Woodbridge Property Owners Association, Inc.

March 12, 2018

Board Members Present: Dusty Haynes; Holly Thompson; Lance Norville; Tim Whitesides, Marcia Hord, Travis Repman

Board Members Absent: Brad Taylor, Justin Willyoung, Alba Guy

Prior to the meeting officially starting, Dusty Haynes welcomed members of the Cleveland County Sheriff's office and the Oak Grove Fire Department and presented them each with a donation from the HOA as a thank you for their continued service and dedication to not only our community but to all the people they serve on a daily basis.

Call to Order and Approval of 2017 Minutes:

The meeting was called to order at 7:20 PM by Dusty Haynes, after it was confirmed that we had

A quorum. There was a motion to approve the Annual Meeting Minutes from 2017, which was Properly seconded and unanimously approved.

Audit Committee Report:

Bob Hager provided a brief statement of the findings of the Audit Committee. The Committee Felt all reports and minutes provided for the year were sufficient.

Treasurer/ Financial Reports/ Budget:

. Treasurer, Alba Guy was not in attendance, at this time Travis mentioned the only Increase was a raise for bookkeeper, Jeff Weathers, and also an increase on the storage shed, we have been sharing a storage shed with a community member and the board had decided to procure our own so as not to continue to inconvenience the above mentioned community member. There were questions about the amount of money spent from maintenance last year. A large expense was to the improvement to the entrances and round-about in the community, all members agreed they did indeed look very good were happy to have it done. But in the future did not want the board to spend more than 10% above the budget for future enhancements without community approval. Another major expense was cutting the golf course, which will not be done by the board again. Motion to approve which was seconded and unanimously approved.

Committee Reports:

Environmental – Tim Whitesides

An update of all issues that were addressed over the year was provided and had been handled satisfactorily.

Maintenance – Lance Norville:

A light at the entrance of Woodbridge Main on New Camp Creek Church Road was out and will be taken care of, board was not sure until recently that the light in question was even a part of Woodbridge.

Hospitality – Marcia Hord

Marcia was thanked for welcoming new community members, and the only event that was held was the chili dinner which took place in February. The board has planned several events for the remainder of the 2018 year and they will be posted when the event draws closer.

Unfinished Business:

News of the Golf Course sale: No definitive answer was given, and there was some speculation about a potential buyer, but without concrete evidence the news remains as is, at this time there is no sale of the golf course and the board will not be sanctioning any cutting of the course. If homeowners wish to continue with their personal up keep it will be at their own discretion and risk.

New Business:

a. Election of New Board Members – There was a motion made to approve all new Members. The motion was properly seconded and unanimously approved.

1. Lori Powers – 3 year term
2. Paige Roper – 3 year term
3. Lucas Shires – 3 year term

Recommendation was made to hire a community Liaison, this issue was motioned, seconded and carried unanimously by the members present. The board will discuss how to proceed with hiring this position at our April meeting. This would be a paid position.

A community member ask how the new by-pass would affect the community as far as noise and increased traffic were concerned, Travis Repman assured the community it would have no affect on our community, Mike Hardin who works for NC DOT assured us that was the case and if anyone wanted to actually see where the by-pass was coming in, that maps were available at the North Carolina Department of Transportation.

Our last business was concerning our bookkeeping staff. It was recommended we hire an outside CPA before the annual meetings to go over our books and expenditures. An independent audit as it were to make sure we are meeting our goals and staying on the correct path with our monies. This is a topic that will also be presented to our HOA board at a monthly meeting.

Motion was made by George Hayes to adjourn at 8:25 pm and seconded by Jeff Payne, Motion carried unanimously.