

**These Minutes will not be approved until the 2020 Annual Meeting.*

**Minutes – Annual Meeting
Woodbridge Property Owners Association, Inc.
March 11, 2019**

Board Members Present: Dusty Haynes; Holly Thompson, Nancy Quinn, Justin Willyoung, and Travis Repman

Board Members Absent: Chad McDaniel, Ronnie Arant

Prior to the meeting officially starting, Travis Repman introduced Bennie and Charlotte Bowles, the new owners of the Woodbridge Golf course. Mr. Bowles announced he had officially purchased the Golf course and work was beginning as weather permitted. He announced he would try and schedule a meeting in about 60 days, to go over his plans and the cost for membership. At this time he said he would be doing some more burning, but would let homeowners know when this was to take place as well as informing the fire department to be on standby. He also said they would be repairing irrigation, redoing Traps and changing the greens. Cart paths would need repair as well as tree and brush removal. When ask about the greens he stated they would be Bermuda, projected opening would be September 1, 2019 again depending on the weather.

Call to Order and Approval of 2018 Minutes:

The meeting was called to order at 7:00 PM by Travis Repman, after it was confirmed that we had

A quorum. There was a motion to approve the Annual Meeting Minutes from 2018, which was Properly seconded and unanimously approved.

Audit Committee Report:

Dennis Cox 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, Paige Roper (had resigned the week before the meeting and was not in attendance) Travis Repman representing for the treasurer went over the proposed 2019-2020 budget. He answered questions from the homeowners, at this time the budget was put up for vote and motion to approve by Barbara Tackett, seconded by Jean Parr, and unanimously approved.

Committee Reports:

Environmental – Representing for this committee again Travis Repman as the Environmental committee members were out of town. There has been a couple lots purchased, 115 Muirfield

and 105 Quail Hollow and new builds will be going up We all felt this was a huge success for the community.

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

Maintenance – Justin Willyoung

Issues with some of the cul de sacs being damaged by garbage pickup was addressed, Justin has been in touch with GDS and the issues are being handled. He did urge the community, if you see something being damaged try to get a time and license plate for the offending vehicle; this makes it easier for the maintenance department to get the problems repaired in a timely manner. Justin also cautioned that the sensor lights at the entrance ways were getting some age on them and may have to be replaced from time to time; again the community was urged to inform the maintenance committee if they saw any problems so they could be addressed. We have hired a new company Leading Edge Maintenance to take over mowing the lots and maintain the entrances and roundabouts; they will begin on April 1, 2019.

Hospitality – Nancy Quinn

The beginning of 2018 started with Marcia Hord, as Our Hospitality Chair. She planned the Chili Dinner in February which was not well attended.

In April Marcia resigned and Laurel Powers became The new Hospitality Chair. A Snow Cone Day at the Pool & club house was planned for July 28, however It was cancelled due to issues with the pool and was Not rescheduled. Laurel resigned due to being relocated.

Becky Craig moved into her spot. As I understand it Becky dropped the ball and never advertised the Yard sale Event in the local papers, although she led the current Board to believe she had. So the event was not as Successful as hoped. She resigned and moved away before the yard sale.

That's when I was asked to join the board and step up to the plate. I met with several ladies to help me plan some future events. I want to personally thank Deborah Sayer, Doreen Verdin, Jean Parr, Paige Roper & Holly Thompson for helping me plan & organize the Pasta Party on November 3rd. It too was not well attended, but I believe we had a great time and very nice door prizes were given out.

The annual Woodbridge Christmas Parade was held on December 16 in which we had a great response. We changed the parade route to incorporate some of the other communities. In hopes of bringing all our

communities closer and hopefully feel a part of the Christmas Parade and not just a North Woodbridge function.

January 26, we had our Soup & Chili Dinner. Again not well attended. But we had a great time playing Bingo and we gave out lots of prizes.

We are planning to have 2 community yard sales this year. Hearing from some of you saying spring is a good time. Therefore The Spring yard sale is planned for April 27. God willing we will make sure it is well advertised.

We feel the community wants to have functions, However, it seems no one wants to help or turn out for the events. If we want this community to be a fun and friendly place to live, we need you to volunteer and share your ideas.

Unfinished Business:

At this time the board felt we had addressed all issues that had been brought to us, up to the time of the annual meeting.

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. Steven Ray – 3 year term
2. Lynn Dean – 3 year term
3. Guy Smith – 3 year term

Jackie Rochford brought up the subject of new communities members not being welcomed into the community, this issue was addressed by Nancy Quinn who again mentioned that this was not something that can be done by just one person and ask for anyone who would like to help on the Hospitality committee to please volunteer. Also we rely on our bookkeeper to get information to us about new members. Since we sometimes do not receive this information, it would be nice to have the community get in touch with the board if they see a new family moving in so we may greet and welcome them.

At this time Travis introduced a community member Brandon Sisk who wanted to speak to the community as a whole to see if he could enlist some help in getting maintenance done on Three Oakes Lane, it is a gravel road just behind the club, the road is in desperate need of some repair. Since this is not in our budget to repair, as well as other roads in the community that could use some upgrades, it was suggested that perhaps Brandon could head a committee to speak with the DOT about what would need to be done in order to repair this problem.

Brandon agreed to head the committee and Jackie Rochford and Virginia Tumernello both agreed to be on that committee to help expedite the process.

The board also announced that one of our board members that had a two year term remaining had resigned the week before and we would be needing at least one more replacement, we ask for volunteers from the floor, since we had none the board ask that if anyone knew of someone willing to come on board, please get in touch as soon as possible.

Travis did make an announcement that we had hired two lawyers who had 20 years experience each in handling HOA's to help update our by-Laws and restrictions, since they were first introduced many changes have been made to the laws regarding HOAS'. The subject of sheds being put on properties was again brought up, and the members were informed that this subject could possibly be discussed again at a later time and date, but for now it was a tabled issue.

Clendon Tackett brought up an issue about hiring a management company, Travis informed him that the cost was very expensive and unless the community was willing to raise the yearly fees this would not be feasible. None of the community members there wanted to raise their HOA dues. Issue done.

Our last business was concerning the web site, there is an issue with several face book sites being up that are not related to our web site at all. It was made clear that face book and the Woodbridge web site were two entirely different entities. However, we are updating our web site with a new designer coming on board and hopefully we will be up and running very soon maintaining the **Woodbridgekm.com** website name.

Motion was made by Clenon Tackett to adjourn at 8:25 pm and seconded by Pierre Henwood, Motion carried unanimously.