

MEETING MINUTES
Woodbridge Property Owners Association, Inc.

December 11, 2019

Board Members Present: Guy Smith, Lynn Dean, Nancy Quinn, Lucille Rocco, Matt Triplett, Nell Lee LaBarge

Absent: Steven Ray, Ronnie Arant was present via cell phone conversation

Call to Order by President, Guy Smith

Treasurer:

- Although the board members already get monthly reports i.e.: A/R Aging Summary, Balance Sheet, Profit & Loss Budget Performance, and Transaction Detail report, Lynn Dean suggested the treasurer get a copy of the monthly bank statement at least once a quarter. Bookkeeper will be asked to furnish.
- Our attorney will be informed to start the property lien process on 3 delinquent Homeowners.

Committee Reports:

Environmental:

- New home construction plans were submitted and approved for 149 Quail Hollow Dr.
- New home construction plans were submitted for 117 Candlewood Dr. After much discussion with Ronnie Arant, Environmental Chair, via cell phone, the plans were denied approval.
- Still waiting on a call back from our attorney concerning detached buildings.

Maintenance:

- Although one light fixture at the Main entrance is working, it appears to be broken; therefore Maintenance will be calling an electrician this week.
- David White, property owner at the corner of Stoney Point Rd and New Camp Creek Church Rd has given us permission to replace the Woodbridge sign on his property. Maintenance will be getting a drawing and quotes for a new sign.

- NCDOT returned the request form for the accident report along with the \$5.00 fee stating the report was not currently on file. However Nancy was able to get the report from the Highway Patrol in Shelby. The report stated the driver had a Kings Mountain address, the license plate was a temporary tag and driver did not have insurance. Estimated damage \$6,500.00.
- Guy is trying to track down information on dealer through the temporary tag.

Hospitality:

- The Woodbridge Lawnmower Christmas parade/party was not well attended, however lots of fun and goodies for all those that attended.
- Next event will probably be early February.
- Hospitality is looking for lots of help as some of the team members have recently resigned.

New Business

- The Officers and Directors considered a request from Robert and Peggy Conlon of Lot No. 704 117 Canterbury Drive, for a variance of the side yard setback and the potential purchase by the Conlon's a small strip along the Northwest boundary of Lot No. 703, presently owned by William and Janet Suber.
 - a. A survey dated November 1, 2019 of the Conlon property revealed set back violations along the South property line.
 - b. The Conlon's have requested that a variance be granted for the side yard setback and the authorization to purchase a small strip from the Suber property which would involve a further subdivision of Lot No. 703, but which would not reduce the size of the same more than 20% as required by Paragraph II of the Restrictive Covenants recorded Book 1419, Page 69.
 - c. The yard setback violation as shown in the survey was resolved and approval was granted for the conveyance of a strip from the Suber property being Lot No. 703.
 - d. Lynn Dean made to motion to approve, 2nd by Nell Lee LaBarge, motion carried with no opposition.

Meeting Adjourned: Next monthly board meeting will be Monday, January 6 at 6 pm.