

Meeting Minutes
Woodbridge Property Owners Association, Inc.
April 1, 2019

Past Board Members Present: Travis Repman, Chad McDaniel, Ronnie Arant,
Nancy Quinn

New Board Members Present: Lynn Dean, Lucille Rocco, Guy Smith,

Absent: Justin Willyoung, Steven Ray

Call to Order:

The meeting was called to order by Travis Repman.

- March 2019 monthly meeting minutes were previously reviewed and approved via email.
- The 2019 Annual meeting minutes have been reviewed via email, however will not be approved until the Annual meeting 2020.
- Introduction of all board members present. Election of new officers was discussed. Selections were made as follows:
 - President – Travis Repman
 - Vice President – Guy Smith
 - Treasurer – Lynn Dean
 - Secretary – Nancy Quinn
 - Environmental Committee: Ronnie Arant; Chad McDaniel
 - Maintenance Committee: Justin Willyoung; Steven Ray
 - Decision was made for Nancy Quinn and Lynn Dean to share duties for a few months.

Old Business:

- New attorney, Ted Mitchell of McIntosh Law Firm, has been gathering documents and working on new changes to the ByLaws/Restrictions. Some suggested changes were reviewed.
- The new website designer, Rich Taylor Graphic and Web Designs is currently in the process of creating our new website.
- Some discussion was made about where plans, specs, drawings, etc. are currently being kept and have been by previous boards.
- A motion was made by Travis Repman to create a cloud storage service for the board to keep files. Chad McDaniel seconded the motion, and was unanimously approved by the Board. This will be discussed with Rich Taylor Web Designs for advice as going forward.

Treasurer/Financial Reports:

- Financial Reports were reviewed and approved.
- Invoice received and paid from McIntosh Law Firm for legal work thus far.
- Contract and invoice received from new website designer, one half of the invoice has been approved and paid, and one half to be paid when website is finished.

Committee Reports:

Environmental:

- It appears footprint changes are being made to 146 Quail Hollow Drive and 125 Quail Hollow Drive without prior approval. Chad McDaniel will follow up.
- 161 Quail Hollow Drive in ground pool addition without prior approval. Nancy will see if a letter has been sent to home owner in violation.
- Plans and specs were submitted for an addition to 116 Pinelake Dr. Motion made by Travis Repman to approve and Guy Smith seconded the motion, no opposition motion carried.

Maintenance:

- Ronnie Arant is still having an ongoing discussion with Duke Energy concerning street lamps for our communities.
- No word has been received from the committee formed at the annual meeting concerning the NCDOT repairing the condition of Three Oaks Lane.
- New landscaping/mowing company Leading Edge LLC plan to re-mulch all the beds during April and May.
- Discussion concerning garbage and delivery trucks destroying the cul-de-sacs. Guy Smith will call NCDOT Engineering concerning the turn radius of vehicles on these roads.

Hospitality:

Thank you Lucille Rocco for joining the board and taking charge of the duties of Hospitality. She plans to meet with like-minded people to help plan events for our community.

- First Ever Semiannual Yard Sale to be held on Saturday, April 27, 2019 from 7am until 12 noon. We plan for local newspapers to publish the announcement 2 weeks in advance of the date.

New Business:

- Complaint letter received and documented stating there was an unrestrained dog attack at 106 Oakwood Dr. on a restrained dog walking on the roadway. The board will send a letter that unrestrained dogs are in violation of the restrictions.

Meeting adjourned: The next meeting will take place on Monday, May 6, 2019.