

MEETING MINUTES  
Woodbridge Property Owners Association, Inc.  
May 6, 2019

Board Members Present: Travis Repman, Guy Smith, Nancy Quinn, Lucille Rocco,  
Steven Ray

Absent: Ronnie Arant, Lynn Dean, Chad McDaniel, Justin Willyoung

Call to Order by Travis Repman

**Committee Reports:**

**Maintenance:**

- Leading Edge is starting to put out mulch and plan to do the entrances first and started with the North entrance. They plan to re-mulch an entrance every other week and mow vacant lots as needed. Board to reevaluate in 90 days.
- Steven Ray will look and possibly repair a stand-alone sign at the East entrance.
- Guy Smith will send 2<sup>nd</sup> email message to the NCDOT Engineering concerning the turn radius of vehicles in our cul-da-sacs.

**Environmental:**

- Per Chad McDaniel (absent), actual footprint/roof line changes were not being made to 146 Quail Hollow Dr. Chad to follow up concerning porch addition at 125 Quail Hollow Dr.
- Nancy Quinn will send another letter to homeowners at 161 Quail Hollow Dr. concerning the in-ground pool addition, as it appears they are not living there permanently.
- Discussion of street lamps was put on hold until a later time.

**Hospitality:**

- Lucille Rocco formed a Hospitality Committee: Jean Parr, Deborah Sayer, Doreen Verdin and Angela Jones.
- A partial committee met on 04/10/2019. Topics discussed: Recruitment, Communications and Events, and a tentative event calendar for the year was planned.
- Thanks to the advertising by the committee, the “Spring Yard Sale” was very well attended. However there were only 12 homeowners that participated.
- The board agreed not to have another Yard Sale in the Fall as planned, but to continue having one every Spring.
- Landscaping Awards were given out on 04/27/2019. Winners were announced via email blast, social media, and community website.
- 2 new homeowners located at 104 Harbourtown Dr. and 115 Oakwood Dr. were greeted to the neighborhood with a plant.

**Treasurer/Secretary Financial Reports:**

- Financial Reports were previously reviewed and approved via email.

- Per Instruction bookkeeper to start paying Leading Edge LLC \$525.00/month for landscaping.
- Reimbursed Holly Thompson for supplies/services.
- Yard Sale Advertisements were paid to Gaston Gazette, The Star and Shelby Shopper.
- Shelby Networks released and allowed the domain name to be transferred to GoDaddy. Nancy Quinn registered the domain name [www.woodbridgekm.com](http://www.woodbridgekm.com) for 5 more years. Bookkeeper to reimburse Nancy Quinn \$50.85 for registration.
- Shelby Networks gave Nancy Quinn the password to send email blast temporarily. Per GoDaddy, the current emails appear to be usable until 12/05/2019. Plans are to transfer the emails to another option in the meantime.
- Payment made to Rich Taylor Designs for Hosting Website and email platform for \$250.00.
- Balance payment of \$325.00 made to Rich Taylor Designs for new website design.
- New Website went live on 04/12/2019.
- Issues with PayPal account were resolved. Nancy Quinn tested PayPal by paying in advance \$1.00 toward next year's dues and is reflected in the Transaction Detail by Account Report.
- Authorized Payment to be made to Jean Parr for balloons purchased for yard sale.
- Bookkeeper emailed Mowing Vacant Lot invoices on 05/01/2019. A 5% discount is offered if paid in full by 05/31/2019.
- Approved invoice from McIntosh Law Firm for \$180.00 for services rendered.

**New Business: A/R Aging Summary**

- The board voted to forgive the debt owed by Woodbridge Golf Club Inc.
- Guy Smith will initiate letters to delinquent homeowners.

Meeting Adjourned: The next meeting will take place on Monday, June 3 at 6:00

An Informal Emergency Board meeting was conducted on May 24, 2019 via phone text and email.

Ref: Vacant Lot Mowing

The board feels we put our new maintenance crew, Leading Edge, in a bad position by not getting the lots cut this first quarter by Willard Sanders. Leading Edge is only about 45 days in at this time. The entrances and cul-de-sacs are in such disrepair and the vacant lots already being so high, there's no way Leading Edge can get ahead. This also paired with the fact that we've already billed lot owners for the first lot cutting, and after dozens of community complaints, the board unanimously voted to have Willard Sanders complete the first round of mowing at a cost of \$1,000. This will help ease the beginning of Leading Edge's taking over the role of maintaining the entrances, cul-de-sacs and vacant lot mowing. We feel only then can we truly evaluate their performance.

.....Mr. Sanders plans to start mowing later next week.