

MEETING MINUTES
Woodbridge Property Owners Association, Inc.
June 3, 2019

Board Members Present: Travis Repman, Guy Smith, Nancy Quinn, Lucille Rocco, Ronnie Arant, Justin Willyoung

Absent: Lynn Dean, Chad McDaniel, Steven Ray

Homeowner in attendance: Debbie Green

Call to Order by Travis Repman

Committee Reports:

Old Business:

- Guy Smith created a draft letter to be mailed to delinquent homeowners. Giving the homeowner 15 days to bring their account current or our attorney will proceed with the process of filling a lien against their property. They will be mailed immediately.

Environmental:

- Ronnie presented new construction house plans for 130 Candlewood. If the set-backs meet the restrictions, plans will then be approved.
- Chad (absent) no report on 125 Quail Hollow Dr. porch addition.
- We have not received a response from homeowners at 161 Quail Hollow Dr. concerning in-ground pool. We will give them until next meeting to respond.
- Homeowners at 137 Oakwood requested approval to widen their driveway. We will advise the homeowner to review state building code on driveway restrictions. Also wanted to place a pipe to redirect water coming off roadway. Homeowners will be advised to check with DOT.

Hospitality:

- New homeowners at 101 Lakewood Dr. were welcomed with a plant.
- Lucille, Jean Parr and their sub-committee have been working hard to plan the upcoming Summer Fun Day to be held on Sunday, July 21. Email blast and signs to go out soon.

Maintenance:

- Remove Lot #459 from mowing list. Benny Bowles will be mowing himself.
- Per the emergency meeting on 05/24. Willard Sanders has now mowed the vacant lots as agreed. Invoice provided was \$300.00 more than quoted as some lots required multiple mowings, more gas, and wear and tear on equipment. Board approved additional amount of \$300.00.
- Numerous complaints were received concerning the entrances, cul-da-sacs, and mowing of vacant lots not being maintained in a timely manner. The board unanimously approved to pay Leading Edge an upfront amount of \$3,500 of the budgeted amount to have all maintained by July 4th. The balance of \$1,750 to be distributed over the next eight months.
- Guy had a conversation with NC DOT concerning the turn radius of vehicles in our cul-da-sacs. With no resolve, they directed him to call the Senior Division of Engineering. Guy will follow up.

New Business:

- The board unanimously approved to have Rich Taylor Designs to add a link for financial reports and a calendar of events. See the April minutes for approval of an Archive link to be added as well.

Meeting Adjourned: The next meeting will be Monday July 8 at 6:00 pm.