

MEETING MINUTES
Woodbridge Property Owners Association, Inc.

The regular monthly meeting was held on Monday, September 9.

Members present: Guy Smith, Nancy Quinn, Lucille Rocco,
Nell Lee Labarge.

Homeowner is attendance: Robert Hager

There were not enough members for a quorum; therefore meeting was rescheduled for Tuesday, September 10, 2019.

While there, Bob Hager made a suggestion to the board members present to designate a liaison from each section of Woodbridge (Main, North, South, East and West). The liaison would bring to the board Homeowners complaints, and or suggestions therefore homeowner to remain anonymous.

September 10, 2019

Board Members Present: Guy Smith, Nancy Quinn, Steven Ray, Matt Triplett, Nell Lee LaBarge

Absent: Ronnie Arant, Lucille Rocco, Lynn Dean

Call to Order by President, Guy Smith

New Business:

- Discussion of having a liaison from each section of Woodbridge. It was agreed that this is a good idea, we will ask for volunteers in the next newsletter.

Committee Reports:

Environmental:

- It was brought to our attention by several homeowners that two storage buildings have been recently installed on Harbourtown Dr. A letter will be sent to both homeowners to produce their approval letters. Guy will also seek council from our attorney.

- Discussion of ways to get the restrictions in the hands of new owners from the realtors. Guy will have a discussion with our Regional VP of the NC Realtors Assoc.
- A home on Starmount appears to be vacant. Letter will be sent to home owner to pay their delinquent dues and clean up their property.
- Some discussion was made concerning Dogs off leashes with no determination at this time.

Maintenance:

- Matt Triplett spoke to Leading Edge, LLC concerning their unfinished job. As a result, Leading Edge finished mulching the beds last week as they agreed.
- Matt Triplett presented a proposal from Willis Landscaping, Inc. for \$675.00/month. Description of proposal: Monthly maintenance of all entrances and all cul-da-sacs, mulching, pruning limbs, weeding the beds, and keeping them maintained. Motion made from the committee to accept the proposal from Willis Landscaping Inc. Guy seconded the motion, motion carried. Willis Landscaping will start as of October 1, 2019.
- Nell Lee LaBarge made a motion to let Mr. Sanders finish out the year with mowing of the vacant lots. Nancy Quinn seconded the motion, motion carried.
- The board will look at taking bids next year for mowing of the vacant lots. Also amounts collected from home owners to mow the vacant lots will be revised.
- Letters to be sent to property owners concerning vacant lots not being mowed.

Hospitality:

- Hospitality Committee met on 08/28/2019 at the home of Doreen Verdin. With the help of Ty Oliver, the Hospitality Committee successfully transferred all current data to a new email blast system. Test emails went out successfully last week.
- Hospitality Committee suggested we give Ty Oliver a \$50.00 gift card for all his help in setting up the new email system. A motion was made by Guy Smith, Nell Lee seconded, motion carried.
- Fall Event – Potluck/Bingo is planned for Sunday, Oct 13, 2019. Time: 4:30 – 7:30.

- Fall Yard Awards: Committee will tour the community week of 10/14. Winners to be published by eblast on 10/21.
- Two new residents were welcomed at 103 Lakewood Drive and 116 Starmount Drive.

Treasurer:

- Letters will be sent out to 10 homeowners for delinquent dues with a FINAL NOTICE! The next letter will be from the attorney.
- Guy will have attorney to start lien process on 3 very delinquent homeowners.

Old Business:

- Due to the lack of members present, the position of Vice President was undetermined.

Next monthly board meeting will be Monday, October 7 at 6 pm.