

ANNUAL MEETING MINUTES  
Woodbridge Property Owners Association, Inc.

March 9, 2020

Board Members Present: Guy Smith, Nancy Quinn, Matt Triplett,  
Lucille Rocco

Board Members Absent: Lynn Dean, Ronnie Arant, Steven Ray,  
Nell Lee LaBarge

Prior to the meeting officially starting, Guy Smith introduced Chuck Hoyle, a representative from “Wake the World”. He wanted to make homeowners aware to the event and ask for their participation. The event is to be held at Moss Lake on September 9, 2020 from 10 AM- 3 PM.

**Call to Order:**

The meeting was called to order at 7:04 pm by our President Guy Smith. It was confirmed we had a quorum present. There was a motion to approve the Annual Meeting Minutes from 2019 by Holly Thompson and 2<sup>nd</sup> by Clenon Tackett, the motion was unanimously approved.

**Audit Committee Report:**

Clenon Tackett, Audit Committee Representative, provided a brief statement of the findings of the Audit Committee. The Committee revealed all reports appeared to be in good order.

**Committee Reports:**

**Environmental:**

In Ronnie Arant’s absence, Guy Smith President, read the environmental report provided:

March 2019

Home addition was approved for 116 Pine Lake Dr.

July 2019

Fence approved 106 Oakwood Dr.

November 2019

New home construction plans approved for 149 Quail Hollow Dr.

New home construction plans denied for 117 Candlewood Dr.

December 2019

2<sup>nd</sup> set of new home construction plans denied for 117 Candlewood Dr.

January 2020

New home construction plans approved for 149 Quail Hollow Dr.

New home construction plans approved for 912 New Camp Creek Church Rd.

New home construction plans approved for 130 Harbourtown Dr.

Fence approved for 130 Candlewood Dr.

Our Attorney constructed a letter concerning detached buildings.

February 2020

Deck approved for 100 S Oakwood Dr.

New home construction plans approved for 110 Harbourtown Dr.

Letters to homeowners requesting the removal of detached buildings were mailed to: 126 & 128 Harbourtown Dr. in which were properly removed.

- Guy Smith reinforced the board's position that going forward, this board will be strictly enforcing the Woodbridge Covenants and Restrictions. Per our attorney, homeowners can be fined up to \$100.00 each day for each infraction.
- Guy Smith informed the quorum that letters had gone out to homeowners with recent installed detached buildings. These homeowners have now complied with the restrictions.
- Guy Smith discussed: "Apartment for Rent" on the Facebook Marketplace, in relation to our restriction as a single family residential neighborhood. The issue was addressed and had been resolved at the time of this meeting.
- Don Smith made a formal complaint that a storage building had been installed at a homeowner's lot on Cypress Point several years ago. This was confirmed by Jacquie Rochford, a previous board member. At that time there was no action taken. The current board will follow up with the complaint.
- Bob Hager inquired as to the board's positions relating to homeowner infractions. Some discussion was made about Liaison's in each section of Woodbridge. The Liaison would be a representative from each section. This representative could bring any complaint from

their section to the board's attention without revealing the complainants identity. Bob Hager and Nell Lee LaBarge had previously agreed to be the North Liaisons. Nancy Quinn asked for volunteers from the other sections. Matt Triplett agreed to represent Main, however no other volunteers at this time.

- Bob Hager suggested realtors place a box at each new home for sale with a copy of the Bylaws and Restriction.
- Some discussion concerning multiple cars in yards, disabled vehicles, street parking, and campers. Letters will be going out to address these infractions.
- Some discussion about fence height, however Nancy Quinn informed the quorum that the restrictions do not specify fence height.

There was a motion to approve the Environmental Report by Pierre Henwood, and 2<sup>nd</sup> by Jerry Regan, the motion was unanimously approved.

#### **Maintenance Report by Matthew Triplett:**

Leading Edge, LLC, hired by the previous board had some financial problems and were unable to finish our expectations. The board agreed to try a new landscaping company, Willis Landscaping. Their contract for \$675.00/monthly would include: Mulching, pruning, replace plantings, tree maintenance, and some lighting repairs at entrances on an as needed basis.

- All the lighting at each entrance has been tested /and or repaired and are now in good working order.
- Holly Thompson requested her cul-da-sac on Preston Trail be attended to as it may have been possibly overlooked. Matt will make sure this will be addressed.
- Willis Landscaping and Matt Triplett will be actively reviewing the vacant lots this coming week to see how much the mowing of these lots will cost to maintain, verses using our current vendors (Willard Sanders/McAuther Hopper).
- Damages to cul-da-sacs: After investigation, it was revealed the DOT has approved the turn radius of our cul-da-sacs. However it may be necessary to do away with some cul-de-sacs altogether. No opposition was noted.
- Ronald Stearns suggested overgrown trees on Oakwood Drive be trimmed back. Matt will have Willis Landscaping to take a look at it.

- The board now has permission from property owner David White for the re-construction of the sign at the corner of Stoney Point & New Camp Creek Church Rd.
- Buddy Tillman informed the board that the person that ran into and destroyed the sign had been in touch with him and was hoping to resolve the issue. As of this meeting nothing has been resolved, however we are in the process of having the sign replaced.
- Dennis Cox asked if we had a contract concerning littering. As of this meeting, we do not have in place an “Adopt A- Highway” group for our neighborhood streets. We need help to find an organization or group to help with this project. Installing Game cameras were discussed to catch offenders with no resolve.
- Deer feeder/nuisances were discussed with no resolve.
- To inform truck drivers and others, a homeowner requested “Dead End Street” signage for Harbourtown Dr.

### **Hospitality:**

Several team members of the Hospitality team have resigned. Lucille Rocco, Chair asked for volunteers as she feels this is too much for two people. The team would love to have representation from each section.

- Early on, Lucille formed a Hospitality Committee: Jean Parr, Deborah Sayer and Doreen Verdin, and Angela Jones.
- Events held during the year were: Spring Yard Sale, Spring Yard Awards, Sunday Funday, Potluck/Bingo, Fall Yard Awards, Christmas Parade and Party, and Blast from the Blast.
- New homeowners were welcomed with plants. Memorials were made in honor of our friends and neighbors who have passed away.
- The email database was successfully transferred to Mailchimp. Thanks to Ty Oliver and Guy Smith for all their help.
- Planned upcoming events: Annual Yard Sale is scheduled for 4/25/2020 and Sunday Funday scheduled for 9/13/2020.

### **Treasurer Report:**

In Lynn Dean’s absence, Matt Triplett elaborated on the proposed budget report provided:

After much discussion, the budget was not approved at the meeting.

Bob Hager requested the board make adjustments to the proposed budget and send the revision when updated. Also Bob suggested having the Treasurer and Bookkeeper attend the April board meeting.

Doug Sharp mentioned we should be sure and thank Benny Bowles for bringing back the Golf Course. Clenon Tackett suggested that we be sure and support them with our membership, and supporting the snack bar. Bruce Capps made a suggestion that we have a Woodbridge Residents Golf Tournament. The idea was well received.

Guy Smith passed along a message just received from the owner of the Golf Course. Due to the actions of a few people who continue to walk on the golf course during play, they have no choice but to issue a new rule: If you are a member, you can walk before 7:30 AM and after 7:30 PM.

**New Business:**

Guy Smith asked for a motion to elect Debbie Greene for a 3 year term. Guy also asked for volunteers from the quorum. Jacquie Rochford volunteered. Pierre Henwood made the motion to elect, and was 2<sup>nd</sup> by Kathy Hunt. Motion carried with no opposition.

Meeting Adjourned:

Next Annual meeting will be Monday, March 8, 2021 at 7 pm.