

MEETING MINUTES
Woodbridge Property Owners Association, Inc.

November 9, 2020

Board Members Present: Lynn Dean, Nancy Quinn, Ronnie Arant, Matt Triplett, Debbie Greene

Absent: Guy Smith, Steven Ray, Nell Lee LaBarge

Concerned Camper Homeowners in attendance were Monica Dellinger, Jennifer McCachren, and Dan Rowe.

The group was there to update the board on the progress of canvassing of the neighborhood concerning the Proposed Amendment to allow campers.

On October 12, 2020 an email went out to all the property owners from Jason Burrows representing the Concerned Camper Homeowners.

Per the email: The goal of this proposed amendment is to improve the use of our properties, with less restriction, while maintaining appropriate updated covenants to ensure the aesthetic beauty of our neighborhood.

Per the email: Specifically, it will allow us the ability to park utility trailers, golf carts, boats, boat trailers and campers on our properties. Furthermore, if approved these proposed amendments would allow you to utilize pavers, and gravel pads to park your property on.

Per the email: Please note under the current restrictions, if you own a utility trailer, or golf cart and it is parked outside you are in violation of the current covenants. This amendment was crafted to update the outdated language in our current restrictions.

The HOA board found the email to be partially incorrect and possibly misleading. Per the current restrictions: "Utility" trailers, golf "carts" boats, and boat trailers were never in violation.

The current restrictions state: No manufactured, modular, or mobile home of any type, used buildings, campers, or trailers shall be permitted, either for storage purposes, or as temporary or permanent living quarters.

Also: Boats and/or boat trailers in workable condition may be kept on the resident's lot; however, no travel trailer, camp trailer, house trailer, school bus or similar property shall be kept on any lot without prior written approval of the Environmental Control Committee.

The Concerned Camper Homeowners requested, from the board the exact number of signatures, needed for the proposed amendment and that this number to be recorded in the current minutes.

Per our bookkeeping service, QBX Accounting, there are 340 property owners. The (9) nine board members recuse themselves from voting, and also (3) three property owners not in good standing. Therefore this group will need a total of 165 signatures.

See Old Business for dates and timelines.

In Guy Smith's absence, the Monthly meeting was called to Order by Nancy Quinn.

Committee Reports:

Financial Reports:

- We now have only 4 past due accounts. Our attorney started the lien process this week on 3 accounts.
- Lynn Dean reviewed the financial reports with the board. Matt Triplett made a motion to approve the financial reports and motion 2nd by Debbie Greene, motion carried.

Environmental:

- New chain link fence plans previously submitted were denied for 129 Dunes Drive.

Maintenance:

- Matt Triplett has been in contact with Duke Energy about reconnecting the power to our new sign at the corner of Stoney Point Rd and New Camp Creek Church Rd. Per Duke Energy, Matt will have to get the land owners permission and he will reach out to him.
- Matt will contact DOT concerning trees needing to be cut back on some of our streets, and a hole on Dunes Drive that appears to be within the right-of-way.

- After the leaves have fallen, Willis Landscaping plan to start re-mulching the entrances and cul-da-sacs.
- Mowing of the vacant lots has now ended.

Hospitality:

- Lucille Rocco resigned as Hospitality Chair last month therefore we are in much need of someone to fill her position.

Old Business:

- On 10/06/2020 the board granted the Concerned Camper Homeowners group an additional 30 days for the canvassing process to be completed. The maturity date would be 11/05/2020.
- On 10/12/2020 an email went out from Jason Burrows to property owners with a proposed Amendment to allow campers.
- On 10/15/2020 the HOA Board sent out an email to all property owners to try and clarify that this Amendment is being presented for ratification with the permission of the Board, in accordance with the existing restrictions, but not in coordination with the Board. The members of the Board have recused themselves from even voting on this amendment.
- On 10/30/2020 Jason Burrows sent an email to the board requesting an additional 60 days to complete the canvassing.
- On 11/06/2020 a follow-up letter was sent from the board to the Concerned Camper Homeowners: The HOA board must have some conditions to keep the process moving forward and to honor the current By-Laws and Restrictions currently in place. The HOA board is willing to give the “Concerned Homeowners Group” an extension of time until December 15, 2020 to continue to solicit votes in favor of the amendment. However, all property owners with campers currently on their property must have them removed by the current maturity date of November 12, 2020 or those property owners will begin receiving fines.
- Nancy Quinn will send out an email to the owner of 117 Murifield Drive reminding him the detached building needs to be removed by November 13, 2020 or fines will start accruing on November 14th.

Meeting adjourned: Next monthly board meeting will be Monday December 7th at 6 PM.