

MEETING MINUTES  
Woodbridge Property Owners Association, Inc.

December 7, 2020

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

Absent: Guy Smith, Steven Ray, Nell Lee LaBarge

Concerned Homeowners in attendance were: Bob Booth, Jim and Cathy Hunt, Maurie Shapton and Jim Longbon.

1<sup>st</sup> Item for discussion: The group was there to get an update from the board on the progress of canvassing of the neighborhood concerning the Proposed Amendment to allow campers.

Matt Triplett spoke to the group explaining the actions of the events that had taken place up to this point.

The group would like the board to verify the list of names given to the board and make sure the property owners know what they were signing. Bob Booth, Maurie Shapton and Jim Longbon felt they were misled by the Camper group and want their votes removed from the signed list. The board asked the group to email the board with their concerns and give the board permission to remove their names from the list in writing.

2<sup>nd</sup> Item: Part of the group is filing a formal complaint against their neighbor who continually parks his commercial semi-tractor in his driveway. The group would like the board to enforce the restriction and have the semi-tractor removed.

3<sup>rd</sup> Item: Part of the group is filing a formal complaint against the same neighbor that has two large dogs in which they state the dogs bark all hours of the day and night. Also one of the dogs left his property and charged at a neighbor. On another occasion a witness saw one of the dogs attempt to bite the neighbor's hand. The police has been called on several occasions, however were unable to do anything. The group would like the board to enforce the restrictions before someone gets hurt or worse.

Group Adjourned:

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

#### Committee Reports:

##### Environmental:

- A letter will be sent to the homeowner at 134 Candlewood Drive to remove his commercial semi-tractor from his driveway and keep his vehicle from being parked elsewhere in the community.
- Also a letter will be sent to the same homeowner with a copy of the restrictions including Nuisances and Pet Responsibility.
- As we have not heard from our Attorney, Nancy Quinn will reach out as the board needs some direction concerning where we currently stand with the Concerned Camper Group and the status of Pete Hindall's storage building.
- It appears the homeowner at 112 Lakeshore Drive has not removed their camper as instructed, therefore the bookkeeper will be instructed to start \$50.00/day fine as of 11/12/2020 until the camper is removed.
- Kevin Dellinger previously had an accident and was unable to remove his camper by 11/12/2020 and has asked the board for a reprieve until his truck is repaired. The board granted the reprieve.
- Letters will be sent to homeowners of a camper and travel trailer located at 147 Lakewood Drive and 130 Dunes Drive to be removed by January 31<sup>st</sup> or fines will start on 2/1/2020.
- Permission was given to the owners of 104 Doral Court for a camper to temporarily reside at their home 1 or 2 days 01/02/2021-01/03/2021 as they will have family visiting.

##### Maintenance:

- Matt Triplett is still waiting on Duke Energy concerning reconnecting the power to our new sign at the corner of Stoney Point Rd and New Camp Creek Church Rd.
- Matt Triplett will have our maintenance crew to repair fallen split rail fence at the same location.

##### Financial Reports:

- Our attorney has now filed liens on 3 accounts.
- Since the liens were filed, 1 account has now been paid in full.
- We now have only 2 extremely past due accounts.

- Lynn Dean reviewed the financial reports with the board. Matt Triplett made a motion to approve the financial reports and motion 2<sup>nd</sup> by Ronnie Arant, motion carried.

Hospitality:

- Debbie Greene has so graciously stepped up as Hospitality Chair after Lucille Rocco's resignation.
- A Zoon meeting was held on by 12/02/20 with Debbie Greene, Jean Parr, Holly Thompson, Jessica Dalton and Nancy Quinn in attendance.
- Much Thanks to Holly Thompson for organizing the Fall Yard Sale in which appeared to be a great success.
- The group discussed the purchase of 10 more Seasonal Yard Award signs.
- Decorations at entrances were installed by 12/06/2020.
- New community updates to Homeowners to be issued by 12/11/2020.
- Seasonal Yard Awards to be presented on 12/16/2020.
- Tentative Lawn Mower Parade is planned for Sunday 12/20/2020.
- Next Zoom meeting is planned for 12/09/2020 to finalize event.
- Need to address water coming into storage unit with owner as water has caused damage to some of our supplies.

Motion to adjourn by Lynn Dean, 2<sup>nd</sup> by Matt Triplett, motion carried.

Meeting adjourned: Next monthly board meeting will be Monday 1/04/2021 at 6 PM.