

MEETING MINUTES
Woodbridge Property Owners Association, Inc.

January 6, 2020

Board Members Present: Guy Smith, Lynn Dean, Nancy Quinn, Lucille Rocco, Matt Triplett, Ronnie Arant, Nell Lee LaBarge

Absent: Steven Ray

Call to Order by President, Guy Smith

Treasurer/Secretary:

- Lynn Dean made the motion to approve the December meeting minutes, 2nd by Matt Triplet, motion carried.
- Lynn Dean request to review the last bank statement of year and quarterly going forward.
- Our attorney was on vacation most of the month of December; therefore he will now be informed to start the property lien process on 3 delinquent Homeowners.
- Annual meeting will be held on the 2nd Monday, March 9, 2020 at 7pm and Club Woodbridge.
 - a. Meeting notices will be physically mailed this year along with a Proxy Form and other important information.
- Per the Bylaws an Auditing Committee will be asked to audit the minutes and financial records of the Corporation and report the results of the audit at the Annual meeting.
- A Nominating Committee will be appointed to nominate new board members to be voted on at the Annual meeting or by Proxy.

Committee Reports:

Environmental:

- A 2nd set of new home construction plans were submitted for 117 Candlewood Dr. After much discussion these plans were denied approval.
- Letters concerning detached buildings will be mailed to homeowners this month.

Maintenance:

- Light fixture at the Main entrance has been repaired.
- Willis Landscaping has been re-mulching our entrances and cul-da-sacs in which is included in our monthly maintenance fee.
- Willis Landscaping removed a fallen tree on Muirfield in which was included in our monthly maintenance fee.
- Matt Triplett is to meet with Walker Woodworking about the design to replace sign at corner of Stoney Point and New Camp Creek Church Rd.
- It appears trucks, again, have partially destroyed the cul-da-sac on Pebble Beach.
 - a. NCDOT previously stated the cul-da-sacs were built to NCDOT specs.
 - b. Matt is going to get pricing from Willis Landscaping to remove this cul-da-sac altogether. This will be discussed further at the annual meeting.

Hospitality:

- Blast Emails were sent out with the winners of the Seasonal Yard Awards. Congratulations to all.
- Hospitality is planning a meeting this week to discuss the next event in which will probably be middle of February. Blast emails will be sent after plans have been made.
- Hospitality is still looking for lots of help as some of the team members have recently resigned.

Meeting Adjourned:

Next monthly board meeting will be Monday, February 3rd at 6 pm.