

**MEETING MINUTES**  
Woodbridge Property Owners Association, Inc.

February 5, 2020

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

Absent: Ronnie Arant,

Homeowner in Attendance: Debbie Greene

Call to Order by President, Guy Smith

**Old Business:**

- Per the Bylaws the Nominating Committee shall consist of 5 homeowners, however at this time only 4 have been appointed to nominate new board members: Dennis Cox, Doug Sharp, George Hays, and Debbie Green have agreed.
- Per the Bylaws an Auditing Committee of 3 has been appointed to audit the minutes and financial records of the Corporation and report the results of the audit at the Annual meeting: Holly Thompson, Dustin Haynes, and Barbara/Clenon Tackett have agreed,

**New Business:**

- Guy Smith, current President will be resigning due to personal reasons at the end of March.
- Two recommendations were emailed to the board for consideration from Doug Sharp.
  1. Item 1: As a resolution of thanks to Benny Bowls and the golf course, a check for \$2,000 to be presented at the annual meeting.
    - a. As this money needs to be budgeted this will be placed on the agenda at the annual meeting.
  2. Item 2: As we currently have no one working the “Adopt-a-Highway” program on New Camp Creek Church Rd and Stoney Point Rd, a proposal was made that Doug Sharp will be responsible for 2 pick-ups per month for \$250.00.

- b. There was much discussion about other possibilities, and it would increase the budget by \$1,200, it was decided this will be placed on the agenda at the annual meeting.
- The new 2020-2021 budget was discussed, and line items were adjusted appropriately.
- Lynn Dean made a motion to accept the new 2020-2021 budget, 2<sup>nd</sup> by Steven Ray, motion carried.
- It was brought to the attention of the board that a home in Woodbridge was being advertised on Facebook Marketplace as a multi-family unit for rent.
  - a. As Woodbridge is a single family residential neighborhood only, this is in direct violation of the Restrictions and Covenants. A certified letter will be issued to the home owner.
- Nell Lee LaBarge requested that a representative from Wake the World give a short presentation at the annual meeting. All agreed this would be good for our neighborhood.

**Treasurer/Secretary:**

- Matt Triplett made the motion to approve the January meeting minutes, 2<sup>nd</sup> by Lynn Dean, motion carried.
- The property lien process has been started on 2 of the 3 delinquent Homeowners. 1 homeowner has now paid 2 years' of dues and agreed to pay monthly until current.
- Annual meeting will be held on the 2<sup>nd</sup> 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. The notices plan to go out third weekend of February.

**Committee Reports:**

**Hospitality:**

- Chili Potluck event to be held on 02/22/2020 at Club Woodbridge. E-Blasts have gone out to homeowners. Facebook pages and Website have now been updated.
- Annual Yard Sale has been scheduled for 04/25/2020 from 9am-12pm. More details to come.

- Sunday Funday has been scheduled for 09/13/2020. More details to come.

**Maintenance:**

- Willis Landscaping will be here tomorrow to look at the Pebble Beach cul-da-sac. He will access the area and give us a quote to remove it altogether.
- Matt Triplett will contact Smith Paving to get a quote to repave that cul-da-sac. This will be placed on the agenda for discussion at the annual meeting.
- Matt Triplett met with Walker Woodworking about the design to replace sign at corner of Stoney Point and New Camp Creek Church Rd. Walker has the stained glass in hand and will be sending a drawing to be approved.

**Environmental:**

- New home construction plans were approved for 912 New Camp Creek Church Rd.
- New home construction plans were approved for 130 Harbourtown Dr.
- New home construction plans were approved for 110 Harbourtown Dr.
- New fence approved for 130 Candlewood Dr.
- Our Attorney has now constructed a letter concerning detached buildings. They will be mailed to homeowners this month.

**Meeting Adjourned:**

Next monthly board meeting will be Wednesday, March 4 at 6 pm.