

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

June 1, 2020

Board Members Present: Guy Smith, Lynn Dean, Nancy Quinn, Ronnie Arant, Matt Triplett, Lucille Rocco, Debbie Greene

Absent: Steven Ray, Nell Lee LaBarge

Call to Order by President, Guy Smith at 7:13 PM

Committee Reports:

Environmental:

- Homeowners with Travel Trailers/ Camper Trailers were given permission to canvass the neighborhood to get more than 50% of property owner's signatures to be able to amend the Covenants and Restrictions. Fines/assessments will be suspended until the end of the 30 day period. (See June 1, 2020 Hearing Minutes).
- In response to Mr. Reynold's fence violation, an email went out to Mr. Reynolds giving him an opportunity to correct his violation. He will be given 30 days to get with his fence contractor and present the Board with modifications to the fence to align with the need for fences to be "visibly open".
- Violation letters will be sent to homeowners for the following:
  - a. Nuisance and Pet responsibility noted on Quail Hollow Dr.
  - b. A new structure noted on Lakewood Dr.
  - c. A camper noted on Candlewood Dr.
  - d. An enclosed structure on Muirfield Dr.
  - e. An above ground pool noted on Harbourtown Dr
- Per the owner, multiple cars parked at the end of Murifield Dr. have been removed.
- Per the owner, multiple disabled cars parked on Dunes Dr. have been removed.
- Per the owner, camper was removed from Harbourtown Dr.; however another homeowner on Harbourtown Dr. is still in violation and awaiting results from their hearing.

#### Maintenance:

- Homeowner with a vacant lot on 124 Dunes Drive asked to be removed from the mowing list as he is having it mowed.
- 127 Preston Trail will be added to the mowing list.
- Willis Landscaping will be working on the cul-da-sacs as well as continuing to cut the vacant lots as needed.
- Matt will reach out to NCDOT again, concerning 2 large holes in the right-of-way on Dunes Drive.
- Matt will ask Willis Landscaping to fix or replace broken split rails at the corner of Stoney Point Rd and New Camp Creek Church Rd.
- Guy & Nancy are still in the process of getting quotes to make a new sign for the corner of Stoney Point and New Camp Creek Church Rd.
- Letter will go out to homeowner to cut back the trees on New Camp Creek Church Rd at Oakwood Dr.
- Letter will go out to a homeowner to mow vacant lot on Harbourtown Dr.

#### Hospitality:

- Eleven new families were welcomed to the neighborhood.
- A memorial was issued to First Baptist Church of Shelby in memory of Adriana Padgett.
- Hospitality is planning to email Newsletters around July 10<sup>th</sup>.
- Committee will be meeting on June 4<sup>th</sup> to discuss plans for the summer event.

#### Financial Reports:

- Lynn Dean asked that we table the financial reports until next month, giving him more time to look over them properly, and meet with the bookkeeper to go over the quarterly bank statements. A motion to table the financial reports was made by Matt Triplett and 2<sup>nd</sup> by Ronnie Arant. There was no opposition, motion carried.

#### New Business:

- Debbie Greene presented a plan to the board to work on updating the restrictions. After some discussion, it was decided to have our attorney clean up the verbiage on our current restrictions.

Meeting adjourned: Next monthly board meeting will be Monday, July 6<sup>th</sup> at 6 PM.