

MEETING MINUTES
Woodbridge Property Owners Association, Inc.

July 13, 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

Board members present met with our Attorney Ted Mitchell via Zoom to discuss a petition/amendment concerning campers/travel trailers. Our attorney plans to provide an updated amendment which will be emailed/mailed to all homeowners. A meeting will be planned for all homeowners to have an opportunity to vote on the amendment.

Homeowners Pete & Stefanie Hindall of 117 Murifield Drive were in attendance to discuss their detached storage building violation. After the homeowners presented their case before the Board of Directors, Guy Smith informed the homeowners that we would respond with a decision after tonight's meeting.

Committee Reports:

Environmental:

- In response to the Hindall's storage building violation, although the structure has been there since 1979, it was still in direct violation of the restrictions and should be removed. The homeowners will be given until September 30, 2020 to remove the structure.
- Plans were submitted and approved for a new deck located at 124 Lakewood Drive.
- Mr. Reynolds was sent an email on June 1st giving him an opportunity to correct his violation by July 1. Since he did not respond to the board, he will now be fined \$50.00/day until the violation is corrected.
- In response to an email from homeowners concerning a new structure located at 102 Lakewood Drive, homeowner will be asked to provide drawings and specs.
- An email will be sent to the homeowners of the above ground kiddie pool on Harbourtown Drive, asking that the pool not be visible from the street, and to be dismantled and removed at the end of the summer.
- Homeowners at 124 Lakewood Drive requested a small temporary at-home water therapy pool as recommended by their physician (letter provided). Homeowners were granted permission as long as it was dismantled and removed at the end of the summer.

Maintenance:

- Homeowner of vacant lot on 124 Dunes Drive has been removed from the mowing list as he is having it mowed.
- 124 Harbourtown Drive will be added to the mowing list.
- Overgrown Trees on Harbourtown Drive will be addressed with landscaper.
- Willis Landscaping has spent some time working on the cul-da-sacs as well as continuing to cut the vacant lots as needed. Trees and shrubbery will be pruned, replaced or removed if needed in the fall.
- NCDOT will get back to us concerning 2 large holes in the right-of-way on Dunes Drive. They are behind schedule due to Covid-19.
- Guy received a quote from a vendor to make a new sign for the corner of Stoney Point and New Camp Creek Church Road for \$2,275. Nancy is waiting on another quote at this time.
- Per request from the board, homeowner did cut back the trees on New Camp Creek Church Rd at Oakwood Drive and did a great job.
- Doug Sharp asked the board to reconsider his proposal for Litter Pick up presented in an email dated 01/30/2020. Proposal was considered, however per the budget the proposal was denied at this time.

Hospitality:

Due to Covid -19, it has been very difficult for the Hospitality team to plan any summer events, however an email newsletter is planned to go out by August 1st.

Financial Reports:

Lynn Dean made a motion that we table the financial reports for May and June until next month as his email has not been working properly. Motion 2nd by Guy Smith, motion carried.

Meeting adjourned: Next monthly board meeting will be Monday Aug 3rd at 6 PM.