

MEETING MINUTES
Woodbridge Property Owners Association, Inc.

August 3, 2020

Board Members Present: Guy Smith, Lynn Dean, Nancy Quinn, Ronnie Arant, Debbie Greene

Absent: Matt Triplett, Lucille Rocco, Steven Ray, Nell Lee LaBarge

Homeowner's at 117 Murifield Drive were in attendance to further discuss their detached storage building violation. After some discussion, the homeowner's stated they may need to seek council from an attorney.

Call to Order by President Guy Smith

Committee Reports:

Financial Reports:

- After review, Lynn Dean made a motion to approve May, June and July financial reports. Motion 2nd by Ronnie Arant, motion carried. Much thanks and appreciation goes to our bookkeeper, Jeff Weathers for diligently trying to collect our past due accounts. He managed to reduce the past due delinquent accounts from 18 to 15.
- After review, Guy Smith made a motion to approve June & July meeting minutes. Motion 2nd by Lynn Dean, motion carried.
- Lynn Dean made a motion to have our attorney send letters to delinquent homeowners that are in arrears of over \$100.00 in which will be 11 of the 15 accounts. Homeowners will be given 30 days in which to pay before the attorney files liens against their property.

Old Business:

- The board again reviewed the revised amendment from our attorney, to be presented to the association to bring to a vote in an upcoming association meeting.
- It was agreed that this special association meeting will be held on 8/17/2020 at 7 pm.
- Lynn Dean made a motion to reduce the penalty given to the homeowners at 103 Starmount Drive an opportunity to pay ½ of their

\$800.00 fine to \$400.00 if paid by 8/31/2020. Motion 2nd by Debbie Greene, motion carried.

Environmental:

- We will wait to see to see if the property owners of 117 Muirfield Drive seek further council from their attorney, or otherwise structure will have to be removed within the time allotted from the board.
- Plans were approved for a gazebo type structure at 102 Lakewood Dr.
- New deck replacement was approved for the property at 104 Lakewood Dr.
- New Fence replacement was approved for 139 Dunes Drive on 07/09/2020, however erroneously omitted from the July minutes.
- After some discussion, the majority of the board felt we needed to have the sign replaced at the corner of Stoney Point Rd and New Camp Creek Church Rd.
- Since we were not successful in obtaining quotes from other sign companies, Lynn Dean made a motion to proceed with the proposal from Fitch Sign & Graphics Company to rebuild/replace the sign at a cost of \$2,275. Motion 2nd by Ronnie Arant , motion carried.

Maintenance:

Due to the absence of Matt Triplett there was no Maintenance report at this time.

Hospitality:

Due to the absence of Lucille Rocco there was no Hospitality report at this time.

Meeting adjourned: Next monthly board meeting will be Monday Sept. 7th at 6 PM.