

MEETING MINUTES
Woodbridge Property Owners Association, Inc.

September 8, 2020

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

Absent: Lucille Rocco, Steven Ray, Nell Lee LaBarge

Call to Order by President Guy Smith

Committee Reports:

Financial Reports:

- After review of the financial reports for August, Lynn Dean reported that all appeared to be in order. Nancy Quinn made the motion to approve, Motion 2nd by Ronnie Arant, motion carried.
- On 8/11/2020 letters were sent out by the bookkeeper stating delinquent property owners had until the end of August to pay their past due accounts. Next letter will come from the attorney starting the lien process.
- The past due delinquent accounts were reduced from 15 to 11.
- The board has authorized the bookkeeper to send Invoices to 7 of the 11 which will include a \$200.00 "Collection Surcharge". A copy of these invoices will be sent to the attorney to start the lien process.
- After review, Lynn Dean made a motion to approve the special 8/17/2020 meeting minutes of the "Concerned Homeowners" concerning campers/motorhomes. Motion 2nd by Matt Triplett, motion carried.

Environmental:

There is nothing to report at this time.

Maintenance:

- Trees were cut back on both sides of the road on Oakwood Drive and the entrance at Main.
- Willis Landscaping has been spraying the weeds in the cul-da-sacs and are now trimming back the growth. In the fall they will start re-mulching the entrances and cul-da-sacs.

- Two lots have been taken off the mowing list and two new lots have been added.

Hospitality:

- Newsletters have gone out via email inviting everyone to attend the “Community Food Drive and Ice Cream Treat” on Sunday, 9/13/2020 from 5:30 to 7:30.
- Newsletters have gone out via email inviting everyone to participate in the “Woodbridge Community Annual Yard Sale” to be held on Saturday 10/17/2020 from 8:00 until 12 noon.

Old Business:

- After the meeting with the “Concerned Homeowners” on 8/17/2020, the board responded with a letter dated 8/27/2020 offering the group several options.
 - Option 1. The Group of Concerned Homeowners may, at their cost, hire an attorney to develop an amendment to the current restrictions that is more conducive to the needs and desires of the group. Keep in mind that the Restrictions are designed to maintain the look and integrity of the Woodbridge Development and need to address issues of what would be allowed and what would not. If you would like to take this course of action, the board will allow you 45-days from the receipt of this letter to obtain the amendment and canvas the neighborhood for approvals to the amendment. If the required number of yes votes meet the guidelines of 50% plus one, then we will have the Group attorney and the POA attorney work out the details of the amendment.
 - Option 2. The Group of Concerned Homeowners may proceed with the current amendment. The board will allow you to complete this process by 9/18/2020 as originally stated. Keep in mind that the recorded approvals from the last meeting will be added to the totals received after canvassing the neighborhood.
 - Option 3. If the Group decides not to move forward with addressing the Restrictions with an amendment, then violators will be required to remedy their violation within 15 days from receipt of this letter.

- On 8/31/2020, the “Concerned Homeowners” group responded with their interest in Option 1, however asking to be granted 45 days from the date their attorney completes the proposed amendment.
- After some discussion at tonight’s monthly board meeting, the board decided to send a response to the group with some specific time lines of expectations.

Meeting adjourned: Next monthly board meeting will be Monday, October 5th at 6 PM.