

These Minutes will not be approved until the 2022 Annual Meeting

ANNUAL MEETING MINUTES Woodbridge Association, Inc.

April 12, 2021

Due to the lack of participation of a quorum on March 8, 2021, the Annual Meeting was postponed until April 12, 2021.

Board Members Present: Guy Smith, Nancy Quinn, Matt Triplett, Debbie Greene

Board Members Absent: Lynn Dean, Ronnie Arant, Steven Ray, Nell Lee LaBarge

Call to Order:

The meeting was called to order at 7:35 pm by our President Guy Smith. It was confirmed we had a quorum present with 33 in person and 8 via Zoom.

Treasurer Report:

In Lynn Dean's absence, Guy Smith asked if there were any questions on the proposed Budget report previously provided via email. Virginia Tuminello, as an accountant, suggested that in the future the A/R report not be made public to all members of Association. It was so noted with the current board going forward.

Stacy Hopper asked if signs could be made and placed at the entrances during the month of January to remind people to pay their dues. The quorum agreed it was a good idea.

Motion to approve the Budget by Dennis Cox and 2nd by Shirley Smith, motion carried with no opposition.

2020 Annual Meeting Minutes:

Guy Smith asked if there were any questions on the 2020 Annual Meeting Minutes. Bob Hager asked what had been done concerning providing the ByLaws and Restrictions to potential homeowners. Guy Smith informed the quorum that the ByLaws and Restrictions should be disclosed to potential buyers by the realtors and attorneys at the time of closing, as it is the responsibility of the buyers and their closing attorneys. He also reminds everyone that there is a sign at the entrance of each neighborhood that states this is a restricted neighborhood.

Motion to approve the 2020 Annual Meeting Minutes was made by Dennis Cox and 2nd by Holly Thompson, motion carried.

A Question was asked by Bruce Capps: "What ever happened to the Camper situation?" Matt Triplett responded: There is a Law Suit currently in place right now and we are still working with attorneys. Jim Hunt asked "Is the law suit against the Association or Someone?" Matt Triplett responded: The Group has filed a law suit against the Property

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Owners Association. Under advisement from our attorney, we are not allowed to discuss it, until we are advised to do so from our attorney.

A question was asked by Mike Stallings asked “Are attorney fees budgeted?” Guy Smith responded with: Yes they are!

New Business:

Guy Smith informed the quorum that there is actually only one board position currently available at this time. Jason Burrows and Daniel Rowe have asked to be on the Board. Jason Burrows for a 3 year term and Daniel Rowe as an alternate, when a position becomes available. Jason provided us with a little background history. He looks forward to serving the community.

Question was asked by Bob Hager: Can we literally elect a board member ahead of a vacancy? President Guy Smith responded with a yes.

Motion to approve new board members by Barbara Tackett and 2nd by Holly Thompson, motion carried with no opposition.

Guest Speaker:

Janet Torgerson representing George Hays and Club Woodbridge asked to speak to the quorum. She informed everyone that her Dad is planning to turn the Club over to her soon. They will be making some changes over the next few years and adding more activities. She welcomed all to come by any time to meet them and to see what the Club has to offer.

Audit Committee Report:

In Lynn Dean’s absence, Guy Smith informed the quorum that the Audit Committee revealed all reports appeared to be in good order, and can be found in the Secretary’s files. Thank you to Harry Barrett, Ty Oliver, David (Dusty) Haynes, and Doug Sharp for assisting Lynn Dean with the Annual Audit.

Hospitality Report:

Debbie Greene, Hospitality Chair, informed the quorum the next event planned will be the fall Yard Sale on 09/11/2021. Due to Covid-19 there were a lot of events that could not be planned this past year. Hospitality is looking for members to help out. You can reach Debbie Greene at Hospitality@woodbridgekm.com

Maintenance Report:

Matt Triplett, Maintenance Chair informed the quorum:

- Corner of Stony Point Rd and New Camp Creek Church Rd
 1. Fence is rotten and will need to be replaced or taken down.
 2. We had a new sign made that incorporated the original stained glass at a cost of \$2,339.43
 3. Lights & Power were damaged. To replace panel box and new Led light would be \$2,800. No decision has been made.

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- Tony Willis Landscaping handles all the maintenance on each of the 5 entrances, corner lots and all cul-da-sacs. He supplied mulch in December/January and again in this spring for \$8,100 per year / \$675.00 per month.
 1. Bushhogging/Mowing 33 vacant lots in Woodbridge: Tony cuts from May to October for \$2,400/Year, \$400/month.
 2. 5 lots were removed last year and 2 were added. \$4,214.80 was collected from property owners for bushhogging/mowing.
- We have changed out entrance lights with new LED lights as they have gone bad.
- We looked at quotes to take out islands in the cul-da-sacs in which appears to be very costly. We will look to continue to maintain the beds.
- We have had the roadways cleared as needed from trees and bushes.

Jason Burrows asked if we could try and recoup some of the money spent on the new sign by going after the driver. It was decided after some discussion that we could take another look at it.

Environmental Report:

In the absence of Ronnie Arant, Guy Smith presented the Environmental Report:
March / April 2020

- 13 Violation letters were mailed.

May 2020

- A hearing was held for homeowners to discuss their violations.
- Fence approved for 133 Dunes Drive
- Fence approved for 113 Pine Lake Drive
- New Deck addition/repair approved for 112 Lakewood Drive

June 2020

- Another hearing was held for homeowners to discuss their violations.
- 5 more violation letters were mailed.

July 2020

- New Deck approved for 124 Lakewood Drive

August 2020

- A gazebo type structure was approved for 102 Lakewood Drive
- New deck replacement was approved for 104 Lakewood Drive
- New fence replacement was approved for 139 Dunes Drive
- Sign was replaced at the corner of Stony Point Rd and New Camp Creek Church Rd.
- A special meeting was held on 08/17/2020 to allow members of the Association to sign documents to Agree or Not to Agree to Amend the Covenants.

October 2020

- New construction house plans were approved for 133 Candlewood Drive

November 2020

- New fence plans were denied for 129 Dunes Drive

December 2020

- 4 Violation letters were mailed

February 2021

- New construction house plans were approved for 102 Dunes Drive

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Old Business:

A Question was asked by Bob Hager: “Can you clarify what the current regulations are as far as camper restrictions?” Guy Smith responded, the restrictions have not changed, and can be found on the website. Bob Hager stated that something must have changed because he knew a homeowner that received a letter to remove his camper, and it was his understanding they received a follow up letter apologizing for the first letter and told them they could bring it back. Is that correct? Matt Triplett and Guy Smith responded that was actually a motor home and not a camper. Per our attorney, the restrictions specifically state “all motor vehicles shall be parked only on paved parking areas”. Under NC State law a motor home is classified as a motor vehicle, not a camper.

Guy Smith also stated the current restrictions need to be redrafted as many things are outdated and not specific.

Matt Triplett mentioned the “nuisance clause”. What may be a nuisance to some may not be to others.

Jason Burrows commented he was involved with the law suit and can’t bring up any specifics, but there are many things going on in this community. Many of you have gravel pads as he does, technically that is not allowed. So there are many things that need to be resolved.

Stacy Hopper asked “Do you have to have approval for a concrete pad?”

Matt Triplett reminded everyone that if you make any improvements to your property you should get it approved by the board.

Matt continued, we can police what is in our restrictions to a point, but they are very vague. The attorneys are now following very closely to the NC Planned Community Act and they are very specific.

Jim Hunt asked “What percentage of votes do you have to have to change a rule?” Matt Triplett commented our restrictions say 50% plus 1, however the NC Planned Community Act indicates 67%.

Mike Stallings asked “If a person owns multiple lots and pay multiple \$55.00 annual dues, why would they not get a vote for each lot?”

Guy Smith responded only 1 person can be counted toward a quorum for the annual meeting, however for voting purposes if you own multiple lots you get multiple votes.

Motion to adjourn made by Dennis Cox and 2nd by Shirley Smith
Meeting Adjourned.

Next Annual meeting will be Monday, March 14, 2022 at 7 pm.