

MEETING MINUTES
Woodbridge Property Owners Association, Inc.

January 4, 2021

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

Absent: Guy Smith, Steven Ray, Nell Lee LaBarge

In the President's absence, the Monthly meeting was called to Order by Lynn Dean.

Committee Reports:

Financial Reports:

- QBX Accounting requested a raise from \$425 to \$500/month. Lynn Dean made the motion to approve, and 2nd by Nancy Quinn. The motion was unanimously approved, as we all feel this company is a very valuable asset to the association.
- Fines are currently being added daily to the homeowners at 112 Lakeshore Drive for not removing their camper as instructed. As of today, fines are currently up to \$2,700.00. We will have further discussion at the next monthly meeting to determine the next course of action.
- Lynn Dean reviewed the financial reports with the board. Matt Triplett made a motion to approve the financial reports and motion 2nd by Debbie Green, motion carried.

Environmental:

- New property owners of 137 Muirfield Drive presented a floor plan, however more information will be required before approval.
- Lot #455 is currently for sale and zoned as General Business. There was much discussion concerning the type of business that could be approved.
- As a result of the letter sent to the homeowner at 134 Candlewood Drive, he informed us that he has removed the semi-tractor from his property. Also the dog fence has been moved to the corner of his house. He informed us that he does not leave his dogs out overnight. The female dog was very territorial after having puppies. Now all the puppies are gone and she should calm down.

- Per our attorney's letter to the Hindall's dated 12/11/2020, after review it was determined that the alterations made to the building must be removed or returned to its original condition on or before 01/11/2021, or a fine of \$50.00 per day will be imposed.
- The board previously allowed the Dellinger's additional time to remove their camper based on their personal circumstances. After adequate time had been allowed the board requested the camper be removed by 12/31/2020 to avoid fines of \$50.00/day. The camper was removed on 12/31/2020.

Maintenance:

- Our landscaping crew has now put out new mulch at the entrances and cul-da-sacs.
- Matt Triplett will be meeting with Duke Energy this week concerning reconnecting the power to our new sign at the corner of Stony Point Rd and New Camp Creek Church Rd.

Hospitality:

- Seasonal Yard Awards were presented on 12/17/2020. Congratulations to all of our winners. We thoroughly enjoyed seeing the Christmas lights and decorations. You can see the winners on our Website at www.woodbridgekm.com.
- Due to Covid-19 the Lawn Mower Christmas Parade was cancelled this year.

News Business:

- Ted Mitchell, our attorney with The McIntosh Law Firm, P.C. resigned on 12/31/2020. The board agreed to retain another attorney, Christopher Gelwicks, assigned to us from the same firm.
- Lynn Dean will ask at least 3 members to be on the Audit Committee to audit the minutes and financial records of the Corporation and report the results of the audit at the annual meeting on March 8, 2021.
- A 5 member Nominating Committee will be appointed by the board to nominate (3) directors for a three year term.

Motion to adjourn by Lynn Dean, 2nd by Ronnie Arant, motion carried.
Meeting adjourned.

Next monthly board meeting will be Monday 02/01/2021 at 6 PM.