

MEETING MINUTES  
Woodbridge Property Owners Association, Inc.

March 1, 2021

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

Absent: Guy Smith, Steven Ray, Nell Lee LaBarge

Homeowner in attendance: Clenon Tackett

Mr. Tackett informed the board that the letter he received to remove his camp trailer was inaccurate as he does not own a camp trailer. He owns a motor home instead, and he does not feel that the letter should apply to him. After some discussion the board decided to send a corrected letter. The board suggested Mr. Tackett seek council from the Association's attorney.

Meeting called to Order by Lynn Dean.

Committee Reports:

Financial Reports:

- Due to the timing of the meeting, the financial reports were not viewed before the meeting. Lynn Dean asked for the financial reports be tabled until next week at the annual meeting.
- The Audit Committee did meet this month and will report their findings at the Annual Meeting next week.
- The board reviewed the Budget again for the fiscal year 2021-22. The new budget will be presented at the Annual Meeting next week.
- Liens have now been filed on two property owners: Alvaro Pereira and Geneva Abercrombie.

Environmental:

- A final letter from the board was sent to the owner of a camper on 112 Lakeshore Drive informing them that we have no option but to file a lien. A 15 day demand letter will come from our attorney.
- After several complaints, property owner at 126 Starmount Drive request the board take some sort of action concerning his next door neighbor's dogs. He cites section 2 Use and Upkeep Article of the Restated Declaration of the Restrictions.

- It was recommended that the board encourage him to call animal control if he believes himself to be in danger. But at this time, after consultation with the attorney, the board will take no action as the covenants do not provide us with the power to do so.
- A follow up letter from the property owner at 126 Starmount Dr. was sent to the board with a further plea to take some kind of action.
- Although the Board is sympathetic to the property owner, per the attorney, our hands are tied.
- New fence request around new pool was approved for 121 Harbourtown Dr.
- New fence request for 129 Dunes Dr. was approved. The fence must be kept 10 feet off the Golf Course cart path.
- New deck request was approved for 114 S Oakwood Dr.
- A small Dish Network satellite was approved for 143 Quail Hollow Dr.
- Letter was sent at 110 Muirfield Dr. to remove their camper by 02/20/2021. Camper has now been removed from the property.

#### Maintenance:

- Ronnie Arant received a Price/Rate quote from Duke Energy for street lights. Due to the length of quote, it can found in our Association's files. See Ronnie Arant or Nancy Quinn for quotes.
- Ronnie plans to address street lights again at the Annual Meeting next week.
- Matt Triplett will check with our landscaping crew to fill in the large hole on Dunes Drive.

#### Hospitality:

- Plans are in the making for the Yard Sale to be on Saturday, September 11. More information will follow over the next few months.

#### News Business:

- Annual Meeting and Proxy notices went out on Thursday, February 26, 2021.
- Financial Reports and 2020 Annual Meeting Minutes will be emailed prior to the meeting for review.

Meeting adjourned.

Next monthly board meeting will be Monday 04/05/2021 at 6 PM.

Annual Meeting will be next Monday 03/08/2021 at 7 PM.