

MEETING MINUTES

Woodbridge Association, Inc.

May 10, 2021

Board Members Present: Guy Smith, Nancy Quinn, Ronnie Arant, Matt Triplett, Debbie Greene, Jason Burrows

Absent: Lynn Dean, Steven Ray, Nell Lee LaBarge

Homeowner in attendance:

Derek Fox informed the board that his RV Motor Home would be parked at his home several times over the upcoming months while being prepared for cleaning/packing, etc. for upcoming trips.

The board informed him that after consultation with the HOA's attorney, his "motor home" is not in violation as the restrictions clearly indicate "all **motor vehicles** shall be parked only on paved parking areas so provided."

However, the RV motor home needs to be registered and have valid license plates.

Mr. Fox requested the board send him a letter stating the above.

Financial Report:

It was agreed that the March and April Financial Reports were in good order.

March 2021

- Cleveland County Tax Assessor's Office increased our value of combined lots #301, 302 & 303 by \$476.00 (property address 111 Candlewood Drive). It was agreed that we change our Balance Sheet Fixed Assets to reflect the change.
- Due to the lack of attendance of a quorum, the regular scheduled annual meeting was postponed until April 12, 2021.

April 2021

- Per Bank of the Ozarks, our letterhead and account name does not match. It was decided that going forward our account and all correspondence will be our official name: Woodbridge Association, Inc.

- Several Annual Meeting notices went out via mail & email with the new Annual Meeting date.
- Per our Attorney, documents were signed for Hearing Notices for Foreclosure on two delinquent property owners.
- 2nd Annual Meeting was held on Monday, April 12, 2021. Unapproved Minutes can be found on our website.

Environmental Report:

March 2021

- New home construction plans were approved for 137 Muirfield Drive.
- New Deck plans were approved for 129 Oakwood Drive.
- Solar Panels were approved for 104 Starmount Drive.

April 2021

- Retaining Wall was approved for 111 Cypress Point Drive.
- New Fence was approved for 141 Lakewood Drive. Homeowner was informed that before proceeding, they need to check with the Moss Lake Authority concerning control line.
- New Home construction plans were approved for 144 Muirfield Drive.
- Approved steps from lake on 123 Canterbury Drive. Homeowner must get it approved by Moss Lake Authority.
- New Home construction plans were approved for 122 Harbourtown Drive.
- Homeowner at 126 Starmount Drive requested a fence on his property line from the road's edge to the water's edge. Before it can be approved, the board needs more information, survey, type and style of fence, DOT and Moss Lake Authority approvals.

Maintenance Report:

- Mowing List changes were updated with new property owners, addition and deletions.
- Debbie Greene noted some damage noted at the cul-da-sac on Preston Trail. Matt Triplett will have landscaping crew look at it.
- Matt Triplett will have our landscaping crew check the 2 sink holes noted on Candlewood Drive and Dunes Drive.
- Matt Triplett will check with the property owner at the corner of Stony Point Rd. and New Camp Creek Church Rd. about mowing his lot, or possibly adding it to our mowing list.

Hospitality Report:

March 2021

- Due to water getting into our storage unit, Buddy Tillman was kind enough to let us move to a larger unit at the same price.

April 2021

- Per Buddy Tillman some of the units were broken into. The lock on our unit was broken, however nothing appeared to be missing. Buddy Tillman has filed a police report. Debbie Greene has purchased a new lock for our unit.
- Seasonal Yard Awards were awarded to 14 Homeowners. The winners can be found on our website.
- Hospitality is still looking for help to plan a summer event, fall yard sale, welcome new homeowners, Christmas party/parade, etc. If interested contact Debbie Greene at hospitality@woodbridgekm.com.

New Business:

- Per Jason Burrows and Clenon Tackett, a church will be installing a wheel chair ramp at the property at 116 Dunes Drive. The owner of the property wants to make sure the ramp will be approved before installation.
- The board approved the installation.

Meeting adjourned:

Next monthly meeting will be Monday June 7, 2021 at 6 PM.