

MEETING MINUTES

Woodbridge Association, Inc.

June 7, 2021

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

Absent: Lynn Dean, Matt Triplett, Steven Ray, Nell Lee LaBarge

Meeting called to order by President, Guy Smith

Homeowner in attendance: Larry Sipe asked that the Board do their best to keep the integrity of neighborhood. He moved in this neighborhood in 1982 because of the restrictions as it was a nice neighborhood. He does not want to live beside junk cars, dogs running loose, campers and he also heard people were living in the campers. He wants to see the integrity of the neighborhood upheld.

Jason Burrows introduced himself to Mr. Sipe. Burrows said he appreciates what Sipe had to say. Burrows asked "What happens when you have the majority of the people that do want a camper?" Sipe replied "I don't know that you have a majority, one person does not speak for the whole community." Burrows asked "Do you think if you got the majority, isn't it right to do what the majority wants?" Sipe replied "I do not think that anyone should be on this board that has a law suit against the association." "Do you agree with that?" Burrows response was "I do." Sipe responded "Well see that's how the neighborhood has changed." Burrows replied "I am actually here for the majority." Mr. Sipe asked "Did you ask me? Did you come down my street and ask me how I felt on the situation?" Burrows replied "We canvassed the neighborhood and talked with everyone that would answer the door." "With my background and my integrity, I feel the majority may not always be right, but its right to do what the majority wants." Sipe replied "This was already a great association when we moved here, that's why we chose to live here because of the restrictions and the control it had over the neighborhood." "People are upset, when somebody comes in and they are on the Board and they have a law suit against the association and they want to try to change everything." Burrows replied

“There are a lot of people who are glad I am on the Board.” Sipe replied “That was good and I respect their opinion.” Guy Smith responded “I am glad you are on the Board too.” Sipe replied “This is something that he put his heart into and thanked everyone for listening and said to the Board as he left “Please be a voice for us.”

Financial Report:

- Bookkeeper made changes to the Fixed Assets as requested and is reflected on the Balance Sheet.
- Last month’s minutes were previously approved via email.
- Debbie Greene noted on the Transaction Detail report a \$420.00 credit which was supposed to be debited back to the account. We will make sure it is corrected during the month.
- All other reports looked in order.

Environmental Report:

- Per the owner, their camper has been removed from their property at 112 Lake Shore Drive as of Saturday, May 8.
- New fence approved at 136 Candlewood Dr.
- New Home Construction plans were approved for 144 Preston Trail, however has since fallen through.
- Kevin Dellinger at 927 New Camp Creek Church Rd requested to have his camper on his property until the middle of July, as he has 3 trips planned over the next month and half.
 - Request was denied by a majority vote.
- New home construction plans were approved for Lot 114, 100 Preston Trail.
- New home construction plans were approved for Lot 151, 133 Preston Trail.
- Guy Smith made a formal motion that we set a 3 day limit for parking of campers on any property and the Board must be notified prior to any camper being brought into the community for loading and unloading. 2nd by Ronnie Arant, motion carried unanimously.

Maintenance Report:

- Mowing invoices went out on May 1. 5% discount offered if paid in full in 30 days.

Hospitality Report:

- Due to Covid-19 plants were not delivered to new homeowners over the past year. Debbie and Nancy plan to review the list of new homeowners.
- After some discussion about the type of gift instead of plants, Guy Smith made the motion to send a gift card from Lowes with a welcome letter, 2nd by Ronnie Arant, motion carried.
- Yard Sale is still planned for 09/11/2021. Holly Thompson will be the group leader.

Meeting adjourned:

Next monthly meeting will be Monday, July 12 at 6 PM.