

MEETING MINUTES

Woodbridge Association, Inc.

August 2, 2021

Board Members Present: Guy Smith, Lynn Dean, Nancy Quinn, Matt Triplett, Debbie Greene, Jason Burrows

Absent: Ronnie Arant, Steven Ray, Nell LaBarge

Homeowners in attendance: Maureen Shapton, Jim Longbon, and Bob Booth

- Homeowners asked the board to address the owner located at 130 Candlewood Drive to remove the 6' X 8' chain link dog fence/cage located on his property, as they feel it is in violation of the restrictions.
 - It was decided that the board will seek council from our attorney.

Homeowner in attendance: Doug Sharp

Item 1

- He suggests establishing a committee to investigate hiring a professional management company to help administer our Bylaws and Restrictions.
- He suggest a committee be made up of board members and non- board members.
- He suggests a survey is in order to determine how much dues increase our members are willing to pay.

Item 2

- The subject of board membership and succession was discussed. As a member of the nominating committee, he was informing the board that in the past, the precedent has been that a member of the association can complete a term for someone who is leaving the board, and then begin a full 3 year term in March.

Item 3

- He also suggested that a counter suit be filed to whoever is suing the board concerning the camper situation for legal fees, and a counter suit should be filed immediately. As a long time home owner in

Woodbridge, he is requesting that this be done immediately to put an end to this on-going expense.

Homeowner in Attendance: Tom Blalock introduced himself to the board. He has lived in Woodbridge for 22 years. He approached the nominating committee with a desire to join the Board.

Meeting called to order by President, Guy Smith

Environmental Report: Nancy Quinn for Ronnie Arant

- A letter was sent to 115 N Oakwood Drive to remove unapproved Building/Structure. The owners presented a plan for approval of the Building, however was not approved.
- A letter was sent to 140 Muirfield Drive to remove parked cars out of the roadway.
- New construction addition of screen porch and decks were approved for 922 New Camp Creek Church Rd.
- New deck renovation was approved for 114 N Oakwood Drive.
- New fence approved for 912 New Camp Creek Church Rd.
- A letter will be sent to homeowner at 137 Dunes Drive to remove the disabled cars on his property.

Financial Report: Lynn Dean

- A lien was filed against the property owners at 133 Oakwood Drive for failure to pay dues and mowing fees. A total of \$8,700.28 has now been paid in full.
- A lien was filed against the property owners at 127 Muirfield Drive for failure to pay dues. A total of \$1,954.65 has now been paid in full.
 - As of this meeting, this brings our Accounts Receivable down to \$1,481.53 with 2 credits totaling to \$135.20.
- A letter will be sent to homeowner at 137 Dunes Drive for delinquent HOA dues.
- All reports appeared to be in order. Guy Smith made a motion to approve, 2nd by Jason Burrows.

Hospitality Report: Debbie Greene

- We lost 2 Association members this past month to cancer.
 - A \$50.00 memorial was made in memory of Delores Hunt at 113 Harbourtown Drive.

- A \$50.00 memorial was made in memory of Michael Stallings at 121 Harbourtown Drive.
- Welcome letters with gift cards were mailed to the following:
 - Casey and Chasity Durham - 141 Lakewood Drive
 - Josh Berryhill and Brittney Horne - 112 Pine Lake Drive
 - Lane and BJ Jenkins – 124 Muifield Drive
 - Thermon and Sara Stuart – 112 Lakeshore Drive
 - Elizabeth Kiser – 132 Oakwood Drive

Maintenance Report: Matt Triplett

- Nothing to report at this time.

Meeting adjourned:

Next monthly meeting will be Monday, Sept 13 at 6 PM.