

# MEETING MINUTES

## Woodbridge Association, Inc.

September 13, 2021

Board Members Present: Guy Smith, Lynn Dean, Nancy Quinn,  
Matt Triplett, Ronnie Arant, Jason Burrows

Absent: Debbie Green, Steven Ray, Nell LaBarge

Homeowners in attendance: Bobby Sayer, Jeff and Kim Webb

- The Sayer's live at 144 Dunes Drive and own the adjacent vacant lot 146 Dunes Dr. The Webb's just purchased the vacant lot at 146-1 Dunes Drive. The Sayer's wish to sell 20% of their vacant lot to the Webb's to allow for the needed land to build a home to meet code requirements.
- Plot plan and a survey were provided to the board for review.
- The board had already approved the decision and will send an email to confirm after this meeting.

Homeowners in Attendance: Ira and Stacey Slomka and neighbor Tamara Pitman

- The homeowners at 115 N Oakwood provided building plans with dimensions and photos of their recently installed detached storage shed. After much discussion they were informed they would have to remove per our current restrictions, or bring back to the board a new plan with their intentions.
- Jason Burrows spoke to the group stating that our restrictions are old and out of date to current times and need to be revised. A task force or committee needs to be formed to review and amend the existing bylaws.
- The Slomka's and Pitman offered to be on that committee when formed.

Homeowner in Attendance: Jim Longbon

- Per Longbon the owner at 134 Candlewood Drive is running a business from his home, in which he states in against the restrictions.

- After much discussion, the board informed Longbon that we have already addressed this issue with our attorney. Technically, a strict reading of this language prohibits home based businesses, because of the phrase “exclusively for single-family residential purposes”. Working from home, which many are doing now because of the pandemic, is not running a business out of the home. The problem in these situations is that the Board is not given the power to pick and choose the type of business.
- Longbon and his wife Maureen Shapton want to see a revision of the Restrictions and wish to serve on that committee as well.
- Jason Burrows and Matt Triplett agreed to draft a letter to be mailed to the Association with a survey of suggested items to be amended.
- Jason Burrows made a motion to form a committee to review and amend the existing Bylaws. 2<sup>nd</sup> by Matt Triplett, motion carried.

Home owner in Attendance: Tom Blalock is there to observe as he will be going on the board soon.

Meeting called to order by President, Guy Smith

**Environmental Report:** Ronnie Arant

- Letter sent to 137 Dunes Drive to remove disabled cars is now in the process of getting them retitled to be able to move them.
- Letter sent to 107 Pebble Beach to remove disabled car is now in the process of getting it retitled to be able to move it.
- Homeowners at 141 Lakewood Drive requested approval to repair existing structure with similar materials, however no approval is needed.
- New Fence request for 124 Candlewood Drive was approved.
- Homeowner at 1113 Stoney Point Rd requested a zoning change from General Business to Restricted Residential. Approval was previously granted.
  - Per the owner, the property has now been rezoned.
- Request for Dog Kennel at 134 Candlewood Drive was approved.
- Fence request for 101 Lakewood Drive was approved.
- Property owner at 106 S Oakwood Drive requested to enlarge their paved driveway, however no approval is needed.

**Financial Report:** Lynn Dean

- The financial reports were not received in time to thoroughly review, therefore Lynn Dean made the motion to table until next month and 2<sup>nd</sup> by Guy Smith.
- A letter was sent to homeowner at 137 Dunes Drive for delinquent HOA dues. The dues have now been paid in full with a credit now showing.

**Hospitality Report:** Nancy Quinn for Debbie Greene.

- Newsletter was sent to all homeowners on the Hospitality email list announcing the Annual Yard Sale information.
- The Annual Yard Sale was held on 09/11/2021, and appeared to be a huge success.
- Welcome letters with gift cards were mailed to the following:
  - James & Victoria Edwards - 147 Quail Hollow Drive
  - Alex Lowe - 101 Lakewood Drive
  - Ray & Donna Crotts - 117 Oakmount Drive
  - Veberlya & Durwin Briscoe - 109 Quail Hollow Drive

**Maintenance Report:** Matt Triplett

- Mowing of the vacant lots continue to be mowed and will be for one more month.
- Matt Triplett will check with Willis Landscaping to see if they will fill in the large hole at 121 Dunes Drive.
- Guy Smith will check into a solar light possibly to be placed at the stained glass sign at the corner of Stony Point Rd and New Camp Creek Church Rd.
- Matt Triplett will talk to owner of the lot on the corner of Stony Point Rd and New Camp Creek Church Rd concerning high growth.

A motion was made to adjourn the meeting by Lynn Dean, and 2<sup>nd</sup> by Jason Burrows.

Meeting adjourned:

Next monthly meeting will be Monday, Oct 4 at 6 PM.