

These Minutes will not be approved until the 2023 Annual Meeting

## ANNUAL MEETING MINUTES Woodbridge Association, Inc.

March 14, 2022

Board Members Present: Lynn Dean, Nancy Quinn, Matt Triplett, Tom Blablock, Debbie Greene, Jason Burrows, Nell Lee LaBarge

Board Members Absent: Steven Ray, Ronnie Arant (Previously resigned)

### **Call to Order:**

The meeting was called to order at 7:36 pm by Nancy Quinn

It was confirmed we had a quorum present with 31 in person and 11 via phone.

### **Treasurer Report:**

Matt Triplett went over the Actual 2021-2022 Budget and the proposed Budget for 2022-2023.

Jim Rochford made a motion to add a donation fund to the Oak Grove Fire Department as their presence has been obvious in Woodbridge over the past few years, 2<sup>nd</sup> by Bobby Sayer, motion carried.

Motion to approve the proposed adjusted Budget was made by Dennis Cox and 2<sup>nd</sup> by Jerry Reagan. Motion carried with no opposition.

### **Audit Committee Report:**

Larry Sipe informed the quorum that the Audit Committee revealed all reports appeared to be in good order. He also commented that the committee was very impressed with Jeff Weathers as the presentation he gave was excellent and he feels we are in good hands. Thank you to Barbara Tackett, George Hays, and Larry Sipe for meeting with Jeff Weathers at QBX Accounting, and performing the Annual Audit.

### **2021 Annual Meeting Minutes:**

There were no questions concerning last year's Annual Meeting Minutes.

Motion to approve the 2021 Annual Meeting Minutes was made by Jessica Newbold and 2<sup>nd</sup> by Jerry Reagan, motion carried.

### **New Business:**

Matt Triplett gave a report from our newly formed Task Force. This Task Force was formed because of the homeowners desire to change our ByLaws and

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Restrictions. 17 homeowners have volunteered to serve. The Task Force has now met twice. They have identified major issues and plan to get neighborhood involvement to make the changes. They plan to get guidance from our attorney to get the correct language. The Restrictions currently state there has to be 50% plus 1 to change the restrictions; however our Attorney informed us the North Carolina Planned Community Act is the governing authority over all the Homeowners Associations. Therefore we need 66.7% member vote to modify the changes. The Task Force wants to iterate that this is a Homeowners project and not a Board project.

Items currently being discussed by the Task Force:

- Fences
- Campers, Trailers, Motor Homes
- Utility Buildings
- Detached Garages
- Barking Dogs
- Lawn maintenance
- Burning of leaves

Items to consider from the Quorum:

- Noise: (How to define)
- Speed limit/Speed bumps

**Other New Business:**

Current Board members going forward for 2022 are: Matt Triplett, Debbie Greene, Jason Burrows, and Tom Blabock.

Rotating off: Nancy Quinn, Lynn Dean, Ronnie Arant, Steven Ray & Nell Lee LaBarge.

Election of new Board Members:

- Jessica Newbold
- Brandon Larsen
- Bill Christian
- Recommendation from the floor was: Chasity Durham

Motion to approve new Board members was made by Jim Rochford and 2<sup>nd</sup> by Derick Fox. Motion carried with no opposition.

**Hospitality Report:**

Debbie Greene, Hospitality Chair: [hospitality@woodbridgekm.com](mailto:hospitality@woodbridgekm.com)

- It's very important that Hospitality get your current email address as we use

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Mail Chimp to send messages from the Board, as well as, updates and newsletters.

- Currently the only event planned is the Fall Yard Sale.
- Hospitality is looking for members to plan more events.
- Welcome letters with Lowes gift cards were sent to 16 new homeowners.
- Memorials were made in memory of 6 homeowners that passed away this past year

### **Maintenance Report:**

Matt Triplett, Maintenance: [maintenance@woodbridgekm.com](mailto:maintenance@woodbridgekm.com)

- Willis Landscaping is currently putting in new mulch and some new shrubbery at the entrances and cul-da-sacs.
- Willis Landscaping plans to start mowing the vacant lots in April.
- Carolina Lighting and Sign Service have repaired and or replaced lighting as needed.
- DOT has repaired several drain/sink holes and cut limbs on the right of ways.

### **Environmental Report:**

Tom Blalock, Environmental Chair: [environmental@woodbridgekm.com](mailto:environmental@woodbridgekm.com)

Over the past year approvals were granted for the following and can be found on the website under monthly minutes.

- 7 New Home Construction plans
- 2 New additions
- 9 New Fences approved and one (1) not approved
- 2 Retaining walls
- 4 New Decks
- 1 New Gazebo
- 1 Home with Solar Panels
- 1 Small TV Dish Satellite
- 1 Dog Kennel
- 2 Disabled cars were removed
- 1 Camper was removed
- 1 Structure/storage building was removed
- A motion was made to set a 3 day limit for parking of campers for purposes of loading and unloading.
- A motion was granted for a Zoning change from General Business to Restricted Residential.

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**Old Business:**

Rick Fancher asked if there was any resolution to the lawsuit. Matt responded: As a result from the communications between the parties and attorneys, the Task Force was formed to address those issues. The lawsuit was dropped, not expired, but dropped.

Joey Clary asked the question: Once the Restrictions have changed, what will happen to all the previous administration approvals, such as fences, etc. Matt replied: We will not police back. Everything that has been approved up to this point will remain approved. The new Task Force will be more specific going forward. At least 5 Board members must approve the request and it must be documented in the minutes.

Jason Burrows reiterated that the Task Force needs everyone's input as it's about what this community wants.

John Curtis brought to our attention that the 14.2 acres that has a right of way on Dunes Drive has now been subdivided into 3 large 3.7 acre to 6.3 acre tracts, and are now under contract. This will have an impact on Dunes Drive with new construction. The new Board will have to consider how this will impact Woodbridge going forward.

Also John Curtin pointed out the water runoff and erosion on Canterbury Drive. Dennis Cox volunteered to contact the Golf Course maintenance crew to look into the problem.

Before the meeting ended, Rick Fancher volunteered to be a member of the Board. Therefore there was a motion made by Dennis Cox to amend the original approval of 4 new Board members adding a 5<sup>th</sup> board member and was 2<sup>nd</sup> by Jerry Regan. Motion carried with no opposition.

Motion to adjourn made by Jim Rochford and 2<sup>nd</sup> by Mike Harden  
Meeting Adjourned.

Next Annual meeting will be Monday, March 13, 2023 at 7 pm.