

Meeting Minutes  
Woodbridge Association Inc. (Kings Mountain)  
Monday Oct 3rd, 2022

Board members present: Matt Triplett, Jason Burrows, Rick Fancher, Bill Christian, Brandon Larsen, and Debbie Greene

Meeting called to order by Matt at 7:15 pm

Motion by Jason to approve September minutes seconded by Bill, all approved.

Financial report given by Jason

- Jason asked for all members to review the financial reports prior to the meeting and if there are any questions/concerns they can then be discussed. We all agreed Jeff gives us the reports before the meetings so that will not be an issue.
- Debbie motioned to approve, seconded by Rick

Maintenance report given by Bill

- Bill will be getting other quotes for our landscaping duties.
- Bill stated there are 2 lights that are not working properly at East entrance and the main entrance by Buddy's. He will look into these and get repaired.
- Bill will be checking on street lights at some intersections in our community. He will advise at the next meeting what locations that would work best for everyone.
- It was noted a tree branch that had fallen on a vacant lot at 111 Oakmount. Bill will check with the homeowners to see if they would like for our landscaper to cut for them and what the charge would be.

Environmental Report given by Brandon

- A new neighbor has asked if they can put up a greenhouse next to their house. Brandon will visit with them on Friday and let the board know what they have in mind.

President report given by Matt

- Letters to be sent:
  - Camper still being used at 107 Canterbury - letter to state this is considered to be over an extended stay period.

- 135 Dunes - violation for work trucks parked in the back yard and also using cart path for access to their property
- 137 Dunes - violation for cars parked and not functionable.
- 126 Dune - trash on the porch and home deteriorations. Would there be something the HOA could help with?
- Letters will be sent to homeowners who have a past due balance of \$200 or more from our accountant and the action that will take place if not corrected in a 30 day period.
- We did get a response from our attorney on the chicken concerns on Dunes. The board made the decision from the response received from our attorney on the violation of having poultry on their property.

#### Hospitality given by Debbie

- If anyone knows of new neighbors moving in, please contact Debbie so she can get Welcome Letters and Lowe's cards out to them.
- Debbie will get with Holly to get cost on new signs not just for yard sale but all the other signs used for the HOA and report back to board in Nov.
- Trick or Treat will be Oct 31st (Monday) from 6- until the candy runs out. Leave your porch lights on if you're going to participate. She will send out an email blast.
- One Welcome Letter was sent to a new homeowner on Harbourtown.

Matt motioned to adjourn, and we all approved.

Adjourned at 8:15 pm

\*\*Note time change for next meeting:

November 7th - Board meeting will be 5:30 and Task Force meeting at 6:30  
Advent Church 230 Oak Grove Rd, Kings Mountain