

Meeting Minutes
Woodbridge Association, Inc (Kings Mountain)
Monday April 4th, 2022

Board members in attendance: Matt Triplett, Debbie Greene, Jason Burrows, Jessica Newbold, Chastity Durham, Tom Blalock, Brandon Larsen, Bill Christian, Rick Fancher.

Homeowner/Previous Secretary in attendance Nancy Quinn.

Meeting called to order by Jason at 6:35pm

New Business:

- Discussion about the yearly meetings held by the HOA board to offer remote access to the meetings so that more homeowners are in attendance by start time.
 - Possibly a drawing for cash/visa gift card for \$100 or your yearly dues is waived for one year for property owner that shows up in-person ontime for yearly meeting (one to three drawings at the end of the meeting). Will look into more depending on budget and options. Tabled for more discussion after closer review.
- Positions of board members going forward:
 - President: Matt Triplett
 - Vice President: Chastity Durham
 - Secretary: Jessica Newbold
 - Treasurer: Jason Burrows
 - Environmental: Tom Blalock and Brandon Larsen
 - Maintenance: Bill Christian and Rick Fancher
 - Hospitality: Debbie Greene
- Discussion about the cost of using the clubhouse for continued monthly meetings because of raised cost that is not in the budget, places of where to meet next that are within the budget.
- To have the next HOA meeting at Advent Lutheran Church (230 Oak Grove Rd, Kings Mountain, NC 28086) Bill motioned, Tom seconded, all approved, motion passed.

Financial Report: Matt

- Membership Dues so far are \$21,498.52 (that have been received).
- Expenses \$6,057.86
- Motion to approve finances by Bill, seconded by Tom, all approved, motion passed.

Environmental Report: Tom

- Robert's deck
- 110 Oak Wood
- Harbor Town - powder coated fence

- Brandon has a request for a fence and will submit paperwork via email for a vote.
- Preston Trail cinder blocks must be covered
 - 104 building plans have not been approved, appear to look different than what was originally submitted to the board.
 - 144 is at a stand still for now.

Maintenance Report: Matt

- Nothing new
- Mulch is being laid out by the lawn company
- Bush Hogging is from April through September 2022.
- Solar light is coming for the sign (that was damaged)
- Matt is going to talk with the golf course about golfers cutting through properties.
- Potholes are showing up so Matt will be doing a drive around before calling DOT to have them fixed (we want to make sure we have the correct number of potholes).
 - One large hole on candlewood that needs to be fixed.

Hospitality Report: Debbie Greene

- Whites and Newbolds were both sent a welcome letter.
- Whites were given bylaws by Tom.
- Bereavement is hard to acknowledge, discussed ways it could be done, and ended with putting it in the news letter when possible.
- Discussed assisting Debbie on letting her know when we notice someone moving in.

Meeting Adjourned: Motion by Matt, seconded by Jason, all approved, motion passed at 7:40pm.

Next monthly meeting will be held Monday May 2nd, 2022 at Advent Lutheran Church (230 Oak Grove Rd, Kings Mountain, NC 28086).

Secretary Jessica Newbold