

Meeting Minutes
Woodbridge Association, Inc. (Kings Mountain)
Monday May 2nd, 2022

Board members in attendance: Matt Triplett, Debbie Green, Jason Burrows, Jessica Newbold, Tom Blalock, Bill Christian, and Rick Fancher.

Homeowner/previous secretary in attendance Nancy Quinn.

Meeting called to order by Matt at 6:50pm.

Financial Report given by Jason

- Motion to approve finances by Matt, seconded by Bill, all approved, motion passed.

Environmental given by Tom

- 1127 Stony Point house plans new build as submitted approved via email on Mon. April 11th, 2022 motioned by Matt and seconded by Debbie, all approved, motion passed.
- 137 Muirfield Dr fence approved via email on Tue. April 5th, 2022 motioned by Debbie, seconded by Jason, all approved, motion passed.
- Motion to approve environmental report by Jason, seconded by Bill, all approved, motion passed.

Maintenance Report given by Bill

- Follow-up with landscape/mower about April.
- DOT was taken care of (pot holes).
- Pot holes addressed
- Bill and Matt with transition before next meeting
- Motion to approve maintenance report by Debbie, seconded by Jason, all approved, motion passed.

Hospitality Report given by Debbie

- Motion to approve New Camp Creek Baptist Church for next meeting (will donate \$50) as long as they can accommodate us by Debbie, seconded by Bill, all approved, motion passed.
- Annual yard sale will be September 10th, 2022 from 8am – 1pm.

New Business:

- Concerns brought to the board in regards to 134 Candlewood Dr.
 1. Animal leaving property
 2. Chain link Fence
 3. Vehicle parked on the lawn for long periods of time
 4. Signage in yard (No Trespassing and Beware of Dog)

- Board's plan going forward is to follow up with those involved and possible witnesses to verify concerns that are against the regulations and by laws.
 1. Under Use and Upkeep (2) - Nuisances and Pet responsibility; they are restricted to owner's lot, uncontrolled animals leaving property is against regulations and by laws; board will follow up.
 2. The chain link fence is actually a moveable animal kennel in which not against regulations or by laws at this time so this is not a matter for the board at this time.
 3. Restrictions under covenants relating to primary use and construction on lots (10) – Garages, Driveways, Parking, and Junk; all motor vehicles shall be parked only on paved parking areas so provided; Vehicle being parked on the lawn is against regulations and by laws will follow up on. The board also has seen many other violators of this regulation, seeing it only fair to notify all property owners about this regulation.
 4. Commercial signage is not allowed, no trespassing and beware of dog are not considered commercial so at this time this concern doesn't seem like a matter for the board.

- Board has agreed to meet before the next scheduled meeting to work on addressing outstanding concerns an email will go out with a time and place to the board.

Adjourn Jason motioned, Matt seconded it, all approved, motion passed.