

Woodbridge Association, Inc. (Kings Mountain)

Meeting Minutes – Monday August 8, 2022

Board Members Present: Matt Triplett, Jason Burrows, Debbie Green, Brandon Larsen, Rick Fancher, Tom Blalock, Bill Christian

Meeting called to order by Matt at 6:35 pm

- Motion to approve minutes of June 6, 2022 by Brandon, seconded by Debbie. Motion passes.
- Matt brought up the request we received from Cornerstone III Properties (John Pressley) for an easement in favor of Duke Energy for service to homes they are building on Preston Trail. This easement will need to be granted by Bowles Management (Golf course) as we do not own any land along Preston Trail.
- The owner of 134 Candlewood never accepted the certified mail from the Board regarding continued concerns. Since our June meeting it appears the owner has taken some action and no further complaints have been received. Matt to email the owner informing him of the prior complaints for information only.
- Discussion on balances due in arrears. Very few of owners have large amounts outstanding. Motion by Matt, with second by Bill, that “Balances in arrears exceeding \$200 would be subject to a lien placed on the property for the arrears amount plus all costs such as attorney fees, filing fees, etc.” Motion carried. This would be effective starting today.
- Discussion of Tom’s email of August 3rd, regarding his walking inspection of properties along Dunes Dr. and Preston Tr. After discussion, it was deemed no further actions required.
- We received a complaint July 22nd, regarding the new owners of 102 Dunes concerning their poultry. **Need to send them a letter** notifying them of *Nuisance and Pet Responsibility* requirements.
- Rick noted that commercial signs previously discussed have now been removed.
- We received anonymous complaint with photos on 4 properties to our website on July 11.
 1. 137 Dunes (Andrew Tull) – **Need to send letter** regarding vehicles. Letter to include date for hearing and assessment of fines as he has been previously notified of concern.
 2. 116 Dunes (Robert Clark) – **Need to send letter** regarding the condition of the property. Soften with offers to seek assistance if interested as we believe underlying circumstances to the state of this property.
 3. & 4. Photos of commercial signs. These have been removed since complaint made.

Maintenance: Sign was repaired at North entrance. Discussion of maintenance at neighborhood entrances and cul-de-sacs. Quote was found from 2019. No formal contract. Bill to work with Tony Willis on more prescriptive requirements for maintenance.

- Mention of Benny Bowles passing on July 9, 2022. There is the desire to participate in some type memorial to recognize his contribution to our community. This is to be discussed with his family.

Environmental:

- 119 Dunes – Taylor’s request for deck was approved via email on June 26.
- 141 Lakewood – Handicap ramp was approved by email on June 25.
- 129 Oakwood (Burrows) – Request to install 20 tons of rip-rap along 6-foot path for erosion control. Request approved during meeting.

Hospitality:

- Welcome packet sent to new residents; 3 in June and 2 in July.
- Community Yard Sale – Saturday September 10, 8:00 am to 12:00 noon. Notice to go out in late August.

Financial:

- Clarification on previous discussions and lack of documentation. Donation of \$100 to be made to Oak Grove Fire Dept.
- Owner in arrears on mowing. Bill to follow up to see if notice given.
- Discussion to post Quarterly Summary of Financial information on website, not detail as presented to Board.

Safety:

- Lastly, there was some discussion on concerns regarding minors operating golf carts, four wheelers, electric scooters on public streets in unsafe manner. Need to communicate and educate.

Next meeting – 6:30 pm, September 12, 2022 (First Monday is Labor Day) Advent Lutheran Church 230 Oak Grove Kings Mountain, NC 28086.

Meeting was adjourned 8:30 pm.