

These Minutes will Not be approved until the 2024 Annual Meeting.

ANNUAL Meeting Minutes
Woodbridge Association Inc. (Kings Mountain)
Monday March 13th, 2023

Board members present: Matt Triplett, Jessica Newbold, Jason Burrow, Debbie Green, Rick Fancher, Bill Christian, Brandon Larson, and Tom Blalock.

Board Members Absent: Chasty Durham(moved previously)

Quorum confirmed by current secretary Jessica Newbold with more than 40 homeowners present and in good standings.

Meeting **called to order** by Matt Triplett at 7:15pm.

There were forty-eight homeowners/property owners present and an additional eight on zoom. In total over forty that were present and in good standings, not all present were in good standings at time of voting.

Approval of the **2022 Annual Meeting Minutes:**

Motion to approve last years meeting minutes motioned by Tom Forgas and seconded by Denis Cox, all in favor, motion carries.

Audit Committee Report:

Committee members Nancy Quinn, Barbara Tackett, and Virginia Tuminello worked with our bookkeeper Jeff Weathers to review our records and found everything in order.

Motion to approve the audit report made by Nancy Quinn and seconded by Jessica Newbold, all in favor, motion carries.

Approval of **Nominated Board Members** (there are four open spots)

- Jim Riggs
- Jennifer McCachren
- Jacquie Rochford

Motion to approve the new board members made by Jim Longbon and seconded by Jerry Regan, all in favor, motion carries.

2023 Budget Presentation and Approval:

We are *bush hogging less* properties so instead of getting \$5,500. We only received \$3,900. We make a little bit of money from bus hogging but not much so this has decreased our income.

Some new expenses needed are *Survey Monkey* \$228.00 yearly charge to help us update our covenants/By Laws and Restrictions by getting them out to the community for feedback.

We have also been *paying just under \$200* for each time we use the *clubhouse* for our meetings. Previous years board meetings in the clubhouse were free but the board hosted parties for the homeowners and would pay a small rental fee when we would

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host those parties. This clubhouse fee is part of why we have moved our monthly board meetings to Advent Lutheran Church.

Bookkeeping fees have also gone up, last year were \$6,600 and this year will be \$7,200. We also have a storage unit that has gone up in price from \$540 yearly to \$660.

The 2023 proposed budget is balanced with \$47. in net income as proposed.

Motion to approve the 2023 budget made by Mike Harden and seconded by Mary Pat Monteith, all approve, motion carries.

Approval to change from the Fiscal Year End of 02/28/23 to a Calendar Year End 12/31/23:

Homeowners are in agreement, only as long as the funds last the same amount of time (there should be three months of funds to carry over to the next calendar year asked by Jeff Newbold and reassured by Matt Triplett).

Motion to approve by Jean Parks and seconded by Mary Pat Monteith, all approve, motion carries.

COMMITTEE Reports:

Hospitality report was given by Debbie Green.

- She sent out 23 welcome letters with Lowe's \$15 gift cards in 2022 and has sent out 9 in 2023 as of this meeting. Those are to new homeowners only, as a welcome to the neighborhood.
- There was one garage sale in the fall, which had a great turn out even with the rain. We will try to do two this year depending on who takes over this position and time permitting because we also need to purchase new signs (due to reuse and rain we will be purchasing new signs this year for the garage sale).

Also if you have not received any of our email blasts please make sure to see me or contact one of us board members to get us your best email address.

Maintenance Report given by Bill and assisted by Matt.

There are lights for the main entrance signs that are in need of repairs that will be getting fixed this year (Bill).

Environmental Report given by Brandon.

We have approved:

- 7 New Homes/Construction and one denial as of last meeting.
- 7 New Fences approved
- Solar panels for one home
- 10 ARC updates/changes/additions approved
- 5 items for clean up in regards to appearance

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Discussion Items:

Task Force Update

Matt Triplett explained that the Task Force has formed the modifications to the By Laws and Restrictions and emails had been going out to get feedback about the modifications. Once the Task Force is done the attorneys will read them over. If any more modifications need to be done the task force will go from there or the board might help out as well. The official vote will go out by mail. They addressed Animal Responsibility, Noises, Nuisances, Campers & RV's, Fences, Lawn Maintenances, Driveways/Gravel pads, and Sheds/Detached/additional structures.

Increase of HOA/POA Dues

Bill we are looking to increase the yearly dues to be in line with cost of living.

- HOA/POA doesn't have much money in the reserve.
- Costs to operate the HOA/POA are going up with the rise in costs.

Like possibly a \$20 rise across the board, what are the thoughts of the room?

Comments from the floor –

- Raise it more than \$5 because \$5 isn't worth the time and effort it takes to get it passed, if the board raises the dues.
- Why do you want to raise the dues? What is it the Board wants to use it for/towards? Is there a project the board wants to work towards? (A large project in installments over a few years maybe)
- Dues should continue to stay the same.

Meeting Adjourned

Meeting to adjourn was motioned by Matt Triplett and seconded by Jim Riggs all approved.

Meeting adjourned at